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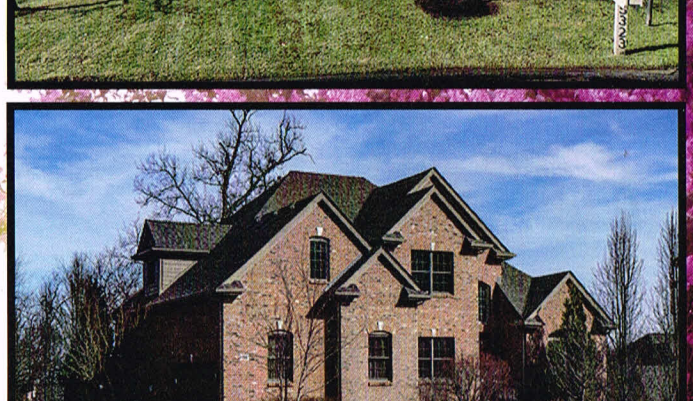
May 2018



These Beautiful Homes Offered By:

LOIS SUTHERLAND – IRONGATE REALTORS
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IRONGATE INC. REALTORS

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NEW LISTING

KETTERING $495,000
759164 –Custom ranch w/finished walkout lower level, 4 bdrms, 3.5 baths, cul-de-sac lot, new appliances, SubZero fridge, over $120K in updates, library, butler's pantry, exercise rm, new landscaping & irrigation system.
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

SPRINGBORO $895,000
712574—8500 sq ft French Country home, walkout lower level, 6 bdrms, 5.5 baths, access to Sycamore CC, gourmet kitchen, 1st floor master, wine cellar, 3 AC units, 3 car garage, upscale amenities!
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

SALE PENDING

BEAVECREEK TWP. $478,900
759269—Custom brick home, finished walkout lower level, 5 bdrms, 3.5 baths, library, new wood floors, gourmet kitchen w/granite, 1st floor master suite, wooded lot, Buckeye pool, fish pond, pool house.
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

SUGARCREEK TWP. $949,500
754741 –Private estate on 11 acres w/woods & barn, 6000 sq ft, 5 bdrms, 3.5 baths, finished walkout lower level, 4 car garage, city utilities, close to The Greene, I-675 & Miami Valley Hospital South.
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

NEW PRICE

WASHINGTON TWP. $549,900
754389 –Huge custom brick ranch in Country Place, 5846 sq ft, landscaped lot w/inground pool, major recent updates, 4 bdrms, 4 baths, perfect for entertaining, open floor plan, vaulted ceilings, much more!
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

UNION $599,000
756125—Restored historical Victorian farmhouse on 15 acres, pond/lake, Morton barn, 3 car garage, 4 bdrms, 2 baths, pine floors, updated elec/plumbing, geothermal heat, spring house w/deck, much more!
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

SOLD

BEAVERCREEK $559,500
#754643 – European inspired home on one of the best Jack Nicklaus golf lots at CCN, 4 bdrms, 3.5 baths, loaded w/elegance & quality, marble, hardwood, granite, spectacular woodworking, 4 gas FPs.
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

WASHINGTON TWP. $499,500
754634 – 4 bdrms, 4 baths, major renovations thruout, kitchen w/granite, quartz, marble & stainless, Trex deck, huge family rm, finished lower level, on cul-de-sac lot, approx 4287 sq ft, new HVAC, much more!
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

NEW PRICE

WASHINGTON TWP. $899,000
757723 – On 3+ acres, 7 bdrms, 7.5 baths, tennis court, 10,000+ sq ft, 4 car garage, handsome library, gourmet kitchen w/granite + SubZero, indoor heated pool, finished walkout lower level, racquetball/basketball court, fenced lot, newer roof.
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

SOLD

WASHINGTON TWP. $289,500
754650 –Fabulous new kitchen, new carpeting, wood windows, 9' ceilings, wood floors, 2nd staircase up to rec room & bath, 4 bdrms, 2 full & 2 half baths, on large cul-de-sac lot, much more!
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

WEST KETTERING $219,900
751766 – 1st offering! Tons of recent updates throughout, 4 bedrooms, 2 baths, brick & vinyl ranch with partial finished daylight basement on beautiful fenced wooded lot.
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

NEW PRICE

WASHINGTON TWP. $169,900
754755 – Brick ranch, 2 car garage, 3 bdrms, 2 baths, 3-season Florida room, approximately 1800 square feet, on large lot with mature trees and landscaping, priced to sell quickly!
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

KETTERING $699,000
752393 – Fabulous, dramatic updated, 6000+ sq ft, 3 car attached garage, almost 2 private acres, inground pool, huge open rooms, new kitchen to die for, 4-5 bdrms, 4.5 baths, separate guest suite.
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

NEW LISTING

CENTERVILLE $849,900
759208 – First offering! Magnificent custom brick ranch on 4+ acres of privacy in very convenient location. Over 6000 sq ft of living space. Grand large rooms, many amenities including elevator, separate heated barn, 5 car garage, circular driveway, much more!
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

NEW PRICE

WASHINGTON TWP. $399,000
758659 –One-owner brick ranch with approximately 4000 sq ft of finished living area with finished walkout lower level on beautiful private fenced cul-de-sac lot, open floor plan w/vaulted ceilings, granite countertops, hardwood floors.
Lois Sutherland, CRS 433-2933 or Irongate Realtors, 436-7599

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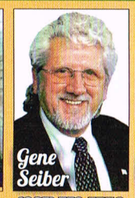
The Jamie Day Team

Broker/Associate Partner
Jamie's Cell: 937-602-2761

Misty Garner
Sales Partner
(937) 681-3221



Gene Seiber
(937) 572-7558

Ed Blankenship
(513) 262-2168

Matt Kemper
(937) 684-3210

Cindy Frost
(937) 336-1611

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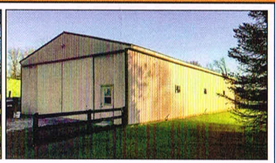
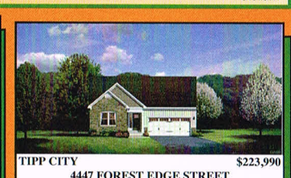
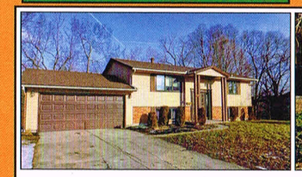


GERMANTOWN $950,000
10232 CARLISLE PIKE
Looking for the perfect investment, look no further, relax on this beautiful secluded 68 acre property. Fantastic income property. Ideal for horses, boarding horses, cattle, grain/hay. It has unlimited possibilities, with 2 immaculate homes, 3 barns, 3 spring fed ponds, & 3 wells. This property is completely fenced and cross fenced. Creek at rear of property. Property sits on an aquifer. All barns have water & electric. Barn sizes 60X28, 60X30, 36X24 and a 40X80 pole barn with water, electric & heat.
Jamie Day 1-888-290-4655



TIPP CITY $223,990
4447 FOREST EDGE STREET
This ranch-style house, Includes an upgraded exterior cottage/craftsman style elevation. The Pisa Torre features a very popular split-bedroom plan with 3 Bedrooms and 2 Baths. The Foyer features a large coat closet, with Bedrooms 2 and 3 to your left. Through the house is the Great Room, open to the Dining Area with a breakfast bar into the Kitchen.
Jamie Day 1-888-290-4655



DAYTON $159,900
2317 GLENHEATH DRIVE
Bi-level home with 4 bedrooms, 2 full baths, & 2-car garage *** 2160 Sq Ft*** Newer kitchen, furnace, & air *** Huge family room *** Large fenced yard *** Pella windows *** 40' covered deck
Jamie Day 1-888-290-4655

BROOKVILLE $269,900
820 HUNTERS RUN DR.
Lovely Fenway model built by Harlow Builders! This ranch home features 1,692 square feet on the main floor and a full, unfinished basement that is plumbed for the future. 3 Bedroom 2 1/2 Bath Split bedroom and open concept floor plan! The eat-in kitchen features granite countertops, stainless steel dishwasher, range & microwave, large island, pantry, dining area and access to the backyard. Attached finished 2-car garage! Beautiful home in a quiet neighborhood!
Jamie Day 1-888-290-4655

KETTERING $169,990
2212 HAZELHURST COURT
Super nice brick home with 3 bedrooms, 2 full baths & 2-car garage with custom cabinets *** 1,705 sq. ft. *** Totally remodeled master bath *** Crown molding throughout *** 2 oversized bay windows *** Fenced yard with deck & fire pit *** Gas fireplace in family room *** Newer flooring throughout many rooms *** Roof '12 *** Located on cul-de-sac *** Close to the Greene & many other places to entertain
Jamie Day 1-888-290-4655

SOLD

DAYTON $55,000
1651 HORLACHER AVE.
1 1/2 story Cape Cod *** 3 bedrooms, 1 1/2 baths *** Full basement *** Water Heater 2015 ***Furnace and Air 2017 ***Sold As Is .
Jamie Day 1-888-290-4655

UNION $272,900
118 MAGDALENA DR
Brick home custom built by Jeff Testerman in 2003 *** 2,633 sq. ft. + full finished basement, builder finished basement *** 5 bedrooms, 4 full baths & 3-car garage *** Open floor plan with vaulted ceilings *** 2nd floor has second master suite with full bath *** Basement has bar , 5th bedroom, Rec room with pool table & full bath *** Fresh paint & professional landscaped.
Jamie Day 1-888-290-4655

BROOKEVILLE $170,000
0 MEADOW GLEN AVE.
Subdivision has been plotted off, but no roads have been put in. One of three parcels of land listed. 8.159 acres.
Jamie Day 1-888-290-4655

DAYTON $40,000
6 PINEHURST AVE.
Welcome home to this *4 bedroom *1 1/2 bath *2 Car Garage with 1976 Sq Ft. Outside of home has been scraped and painted. Hardwood floors throughout the home and solid wood interior doors. Tons of character in this home.
Jamie Day 1-888-290-4655

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Cindy Frost
(937) 336-1611

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DAYTON **$83,000**
416 RISLEY DR
3-Bedroom brick ranch with 3 bedrooms, 2 full baths & 1-car garage *** Full finished basement - Newer Vinyl windows *** Hardwood Floors *** Dimensional roof '13.
Jamie Day 1-888-290-4655

DAYTON **$149,900**
7231 ROBERT ULRICH AVENUE
2-Story home with 5 bedrooms, 2 1/2 baths & 2-car garage *** Partial basement *** 24 x 14 room addition *** Furnace & air '11 *** New roof in '11 *** Fenced Yard *** Newer carpet *** Fresh paint *** Hardwood Floors *** 6-panel doors *** Wood stove insert in family room
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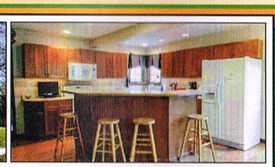


ENGLEWOOD **$309,900**
318 SHADY TREE COURT
Custom 4BR/2 full, 2 half BA Located on a cul-de-sac. Eat-in-kitchen w/Planning desk, breakfast bar & work island, Panty & newer appliances that stay with the home. 2 story foyer with French doors to the living room & dining room. Family room w/ 2 story brick gas F/P. Private master suite w/Luxurious master bath w/dual vanities, jetted tub. large bedrooms and loft. Spacious entertainment area, media room & sound proof bonus room. The heated garage *** Other features: Main level laundry, Pocket doors, dual staircases, six panel doors, tray ceilings, mullioned windows, central vac, crown moldings you must see this custom home. New roof & A/C unit in fall of 2017.
Jamie Day 1-888-290-4655

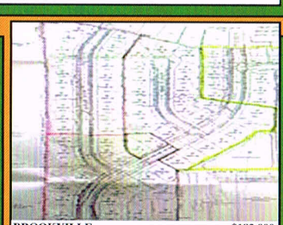
UNION **$239,900**
125 SETTLERS TRAIL
New construction *** Homes built by Harlow Builders *** 3 bedrooms, 2 full baths, 2-car garage *** 36 inch doors, handicap accessible *** Soaker tub *** 5 ft. shower *** Covered back patio *** Cathedral ceilings *** 8 ft. breakfast bar *** 1,836 sq. ft.
Jamie Day 1-888-290-4655

UNION **$222,900**
123 SETTLERS TRAIL
New construction *** Homes built by Harlow Builders *** 4 bedrooms, 2 full baths, 2-car garage *** 36 inch doors, handicap accessible *** Vaulted ceilings *** Maple Cabinets *** Double sinks in master bath *** 1,723 sq. ft.
Jamie Day 1-888-290-4655

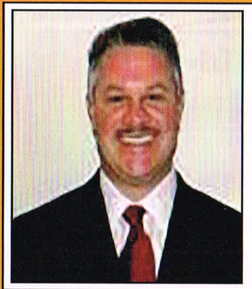
ENGLEWOOD **$394,900**
4128 SHELL AVE.
Spectacular *7362 Sq. Ft. All Brick Home On Two Lots *3 Bedroom *3 Full & 2 1/2 Baths *3 1/2-Car Garage *Marble Entry Way *Large Rooms w/Ample Space To Entertain Including A Wet Bar *New Appliances *Corian Countertops W/Granite Back Splash *Pella Windows W/Slim Shades *6 Panel Doors & Oak Trim Throughout *3 Gas Fireplaces *Vaulted Ceilings *Central Vacuum *New Roof 2007 *(2) Furnace, Air, & Water Heaters *Whole House Generator ($30,000) *Privacy Fence. A Truly Magnificent & Fabulous Home ~ A Must See!!
Jamie Day 1-888-290-4655

LUCASVILLE **$291,000**
14967 STATE ROUTE 104
Hobby farm with beautiful home. Look no further as this goreious piece of property can be used for a variety of purposes. It's centrally located minutes from major cities in Southern Ohio. It's very private, has spacious rooms, garage and beautiful sitting porches. The outside is landscaped superbly, has a pool with awesome sitting area, sunbathing and can be used for hours of entertainment. The home has been very well maintained and is simply magnificent, it's a must if you're in the market for a new property.
Jamie Day 1-888-290-4655

ENGLEWOOD **$107,900**
304 TATE AVENUE
Exterior has been freshly painted, 2 new entrance decks, garage has fresh paint. Updated features include: new carpet through out, new linoleum, new glass block, updated kitchen backsplash and lighting. Large kitchen was expanded and provides plenty of room. Upstairs is completely finished and makes a great bedroom, plenty of storage, built-ins, air/heat, storage, and 2 closets. Full basement is freshly painted. The yard is very private with hedges to the rear, and fences on each side. Large covered 10*20 deck.
Jamie Day 1-888-290-4655



BROOKVILLE **$182,000**
0 WESTBROOK RD
Subdivision has been plotted off, but no roads have been put in. Two of three parcels of land listed. One at 6.965 acres - $139,000 and the other at 9.140 acres - $182,000
Jamie Day 1-888-290-4655



Steve Maloney, Branch Manager
NMLS# 457561
Direct: 513-847-0244
Cell: 513-317-2199
Fax: 866-254-6783
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Homes For Sale May 2018

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BEAVERCREEK $379,900
Stunning & unique 4 bedroom 2.5 bath home in prestigious Tara Estates. Completely remodeled Chef's dream Kitchen. Generous sized bedrooms w/walk-in closets. $160k in upgrades & improvements! (#753542)
436-2700 Jim Coyle 432-3427

BEAVERCREEK $364,500
Beautiful 4 bedroom 2.5 bath 2,936 sqft Dunkirk model. Stunning Oak Island Ledgestone and cottage style fixtures. Open & modern Kitchen w/ new appliances. Master w/tray ceiling. 2 car garage. (#750017)
433-3300 Michelle Nocero 974-6892

BEAVERCREEK $255,000
Spacious & luxurious 3 bedroom 2 full bath 1,852 sqft Ranch style condo. Large open Kitchen w/granite, cherry cabinets, wood floors, Kenmore appliances & breakfast bar. Cathedral ceiling Great rm. (#755363)
436-2700 Jim Coyle 432-3427

BEAVERCREEK $169,900
Move-in condition! Great opportunity on a 2 bedroom 2 full bath 1,629 sqft Brookstone condominium w/attached two-car garage and enclosed patio! Generously sized Great rm. Trey ceiling Owner's suite (#759659)
426-0800 Brett L. Williford 477-3223

BEAVERCREEK $135,000
Lovely 4 bedroom 2 full bath single-story home. Enclosed front porch. Cathedral ceilings. Formal Dining rm. Kitchen w/breakfast area. Spacious island Kitchen. Large back yard. (#741998)
426-0800 Sally Utz 426-0800

BEAVERCREEK TWP $849,900
1.2 Acres, 1st & 2nd Floor Suites+3 Other Bedrooms, 5.5 Baths, 7004 Sqft Finished+2298 Unfinished. 3-Stories. Walkout Basement. Grand Entry w/2 Staircases. 3 Car Garage, Inground Pool+Much More. (#742934)
433-3300 Karen Ollier 545-3244

BEAVERCREEK TWP $459,900
Brand new 3 bedroom 2 full bath Ranch style home at Country Club of the North. Open floor plan. Large eat-in Kitchen w/beautifully crafted cabinetry. Owner's suite w/walk-in closet. (#748160)
433-3300 Jennifer Moore 367-3888

BEAVERCREEK TWP $419,000
Custom built 3 bedroom 3.5 bath 4,020 sqft home w/3 car garage. New carpet first & second floor 2015. Offers potential for additional bedroom. Finished walkout basement. (#757081)
426-0800 Susan Phillips 286-1537

BELLBROOK $578,700
Beautiful 5 bedroom 3.5 bath 5,208 sqft custom built Diorio Ranch. Finished walk-out basement, 3 car garage & fenced in rear yard. Many updates in the past year. Move-in ready! (#755276)
436-2700 Jennifer Diorio Lawson 776-8882

BELLBROOK $319,500
Beautifully well-kept 3 bedroom 2.5 bath 2,425 sqft home. Vaulted Great rm. Large Dining rm. Center island Kitchen opens to a cozy Family rm w/fireplace. Wooded & private backyard. (#754379)
748-0000 Sheila Hyland 604-7022

BELLBROOK $199,900
Lovely & updated 4 bedroom 2 full bath 1,784 sqft Ranch w/finished basement. Spacious Living rm. Updated Kitchen. Large Rec rm w/gas fireplace. Large covered patio. Fully fenced backyard. (#758192)
433-3300 Donine Orlowski 430-5773

BUTLER TWP $479,000
Beautiful 5 bedroom 5 full bath 6000 sqft custom home on 3 acres. Open floor plan. Kitchen w/granite counter tops & tile flooring. Luxurious Master suite. Very large 3 car garage. Lots of privacy. (#742716)
540-1234 Taco Cleary 286-2022

CARLISLE $259,900
Large 4 bedroom 3.5 bath 2,675 sqft 2-story w/2 car attached garage. Natural light, newer cherry laminate flooring & newer neutral carpet. Lower level finished w/a rec room. (#759906)
436-2700 Terry Curtner 974-2823

CARROLL $525,000
Gorgeous, one of a kind, 5 bedroom 5 full bath 6,400 sqft custom built Heitmeyer home on 2.33 acres. Grand 2-story Foyer. Huge gourmet Kitchen. Private Owner's wing. Finished basement. 3 car garage. (#751890)
436-2700 Michael Meyer 432-3730

CENTERVILLE $849,900
Magnificient 4 bedroom 3.2 bath almost 6,500 sqft home on 4.275 acres. Complete w/elevator, crown moldings & marble floors. New roof & huge rooms throughout. 4+ attached garage. (#759208)
433-3300 Lois Sutherland 433-2933

CENTERVILLE $535,900
Extraordinary & luxurious 5 bedroom 5 full bath custom home. Open, airy flooring w/upgrades everywhere! Gorgeous Chef's Kitchen. Wonderfully finished lower level. Private yard. 3 car garage. (#743980)
540-1234 Jennifer Royal 270-7347

CENTERVILLE $450,000
Elegant 3 bedroom 2 full bath 3,240 sqft home on a quiet .47 acre cul-de-sac lot overlooking the 15th tee box at prestigious Yankee Trance. Trey ceiling Owner's suite. Heated 3 car garage. Much more! (#751354)
436-2700 Rick Melton 602-4105

CENTERVILLE $350,000
Pride of ownership shows throughout this beautiful 4-5 bedroom 3.5 bath 3,935 sqft Two-story w/full finished lower level. New granite counters and sinks in upstairs baths and kitchen. 3 car garage. (#754856)
433-3300 Scot Sutherland 438-0105

CENTERVILLE $339,900
Unique 4 bedroom 2.5 bath 2,827 sqft Tri-Level features a new roof, water heater, garage door & windows. Updated HVAC, hardwood floors & custom master bath w/heated floors. (#758713)
436-2700 Ryan Gillen Team 673-0830

CENTERVILLE $269,900
Phenomenal 4 bedroom 3.5 bath 3,187 sqft Tri-level on a beautifully landscaped lot in Black Oak. Galley Kitchen w/all appliances. Rec rm with Rec Rm/2nd Kitchen. Superb covered patio. (#759858)
436-2700 Barbara Ganschow 469-1595

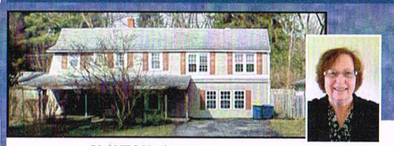
CENTERVILLE $234,900
Attractive 4 bedroom 2.2 bath Split-level home has replaced roof & gutters w/leaf guard. Circular floor plan on main level & open Family room. Spacious lower level & fenced yard. (#760085)
433-3300 Lauren Meador 260-0388

CENTERVILLE $169,900
Charming 3 bedroom 1.5 bath 1,596 sqft Ranch. Gleaming hardwood floors & classic knotty pine trim in most rooms. Great built-in storage in bedrooms. Oversized 2 car garage. (#750909)
436-2700 Steve Ewing 672-9555

Homes South
IRONGATE
Every day is an Open House at
www.IrongateRealtors.com

CLAYTON $379,987
Luxurious 5 bedroom 3.5 bath 3-level custom built home on the 15th fairway. Grand entrance. Wall of windows in Great rm. Gourmet Kitchen. Trey ceiling Master suite. Multi-level deck. (#748385)
298-6000 Peggy McCarley 416-0511

CLAYTON $199,500
Wonderful 4 bedroom 2.2 bath 2,112 sqft well maintained home. Bright & open Kitchen, private fenced yard w/large deck. Freshly painted & 2 large storage areas. (#759916)
436-2700 Dana Chillinsky 657-2136



CLAYTON $114,900
Unique 4 bedroom 1.5 bath 2,108 sqft home on a peaceful natural setting. 30x40 workshop. Remodeled full bath. Large Family rm w/fireplace. Brand new carpet throughout. 28x14 in ground pool. (#729562)
540-1234 Beryl Wilson 836-8995

CLEARCREEK TWP $849,900
Contemporary elegance describes this 6000+ sqft custom Ranch w/full daylight basement. 6 bedroom 4.5 bath & 3 car side entry garage. Formal dining room & huge storage area! (#759688)
436-2700 Rick Melton 602-4105

CLEARCREEK TWP $339,900
Beautiful 5 bedroom 2.5 bath 2,732 sqft Ryan Homes Victoria Falls Model in Winding Creek. Fresh interior paint, new concrete patio & morning room w/cathedral ceilings. (#757675)
436-2700 Greg Gillen 604-2490

CLEARCREEK TWP $324,900
Spacious 4 bedroom 2.5 bath 3,184 sqft Two-story home! Huge bonus room could be 5th bedroom. Kitchen w/upgraded cabinets & granite countertops. Beautiful trey ceiling Master. (#758154)
436-2700 Ryan Gillen Team 673-0830

DAYTON $849,900
Unbelievable 4 bedroom 5.2 bath over 7,790 sqft RA Rhoads custom home. Top of the line amenities throughout & commercial grade appliances. Finished walkout lower level w/rec room. (#759967)
748-0000 Edward Hollon 513-267-4843

DAYTON $275,000
Rare find! Beautiful 4 bedroom 3 full bath brick Ranch w/finished walk out basement on over an acre. Many updates including a fabulous newer Kitchen. Huge deck, paver patio and a wonderful view! (#760238)
436-2700 Dana Pant 554-8782

DAYTON $249,900
2 bedroom 1 full bath 2,748 sqft 1.5-story w/partial basement & 2 car garage. Previously Turner Moving & storage for the past 60+ years. (#751314)
298-6000 Bill Duffy 838-9336

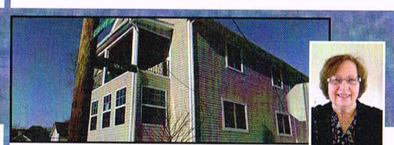
DAYTON $199,900
Spacious 3 bedroom 2.5 bath 1,829 sqft Colonial style home with tons of character and a lot of useful space! Upgraded Kitchen. First floor office. Great open basement. Fenced backyard and large deck. (#758027)
748-0000 R. Michael Fisher 974-3574

DAYTON $189,900
Nice find! 3 bedroom 2.5 bath 1,811 sqft home. Eat-in Kitchen & Dining rm. Family rm w/fireplace. Spacious Laundry rm. Owner's suite w/2 large closets. Huge deck & fenced yard. (#758358)
436-2700 Ryan Gillen Team 673-0830

DAYTON $177,900
Beautiful 3 bedroom 2.5 bath 1,744 sqft Two-story. Great rm w/fireplace. Kitchen w/stainless steel appliances. Large Master w/walk-in closet. Unfinished lower level. Spacious deck. (#749802)
298-6000 Karren Bernhardt 290-7343

DAYTON $172,900
Great opportunity one this 3 bedroom 2.5 bath 1,759 sqft Condo. Open floor plan. Spacious Kitchen. Great rm w/gas fireplace. 2nd floor Laundry. Large Master bedroom w/2 walk-in closets. 2 car garage. (#758485)
748-0000 R. Michael Fisher 974-3574

DAYTON $148,000
Remodeled from top to bottom in 2017! Large 3 bedroom 2.5 bath end unit Condo w/2 car garage. Custom oak floors & trim. Huge Master suite. Bedrooms w/cathedral ceilings. Large back patio. Agent owned. (#751871)
748-0000 Leslie Powers 266-4299



DAYTON $145,000
Lovely 4 bedroom 3 full bath 2,676 sqft home completely redone in the past 7 years. New windows, baths & Kitchen, Office/5th bedroom. 33x15 Living rm. Partially fenced back yard. Off street parking, (#753364)
540-1234 Beryl Wilson 836-8995

DAYTON $141,900
Great 3 bedroom 2 full bath 1,729 sqft home all on one level! Beautiful views at the top of the hill in Sherwood Forest. Newer hardwood floors. Attached 2 car garage. Private backyard. (#759545)
298-6000 Beverly Oswalt 241-1142

DAYTON $140,000
Refurbished 2 bedroom 1.5 bath 1,594 sqft Two-story in the heart of the Oregon District. Neutral colors & large windows throughout. Spacious open Kitchen. Large unfinished basement. (#749754)
433-3300 Edmund Griffith 272-3320

DAYTON $139,900
Wonderful 3 bedroom 2 bath 1,333 sqft home w/2 car attached garage. Fenced in yard & patio. Beautiful brick fireplace in Living room opens up to Kitchen & Dining room. (#760028)
748-0000 Trent Barga 203-6111

DAYTON $134,900
Nice 4 bedroom 2.5 bath 2,068 sqft brick 2 story w/full semi finished basement. Small rec room & additional room for office or fifth bedroom. 2 car attached garage, patio. (#756956)
426-0800 Steve Strong 245-2339

DAYTON $129,900
Charming 3 bedroom 1 full bath Cape Cod. Covered porch. Large Living rm w/fireplace. Remodeled main bath. Full, dry and unfinished basement. Back porch leads to fenced yard & 1 car garage. (#758612)
436-2700 Brian Sharp 776-7489

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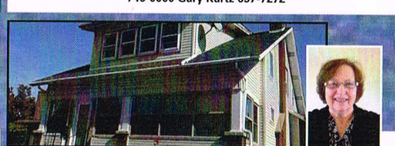
DAYTON $129,900
Renovated 2 bedroom 1.5 bath 1,332 sqft Cape Cod home w/1 car attached garage. Freshly painted. New carpet, appliances, fixtures, hardware and granite tops. Generous sized bedrooms. (#755989)
748-0000 Gary Kurtz 657-7272

DAYTON $124,900
Over $25,000 in recent updates! Move in ready 3 bedroom 2 full bath brick Ranch home. New flooring throughout! Freshly painted inside and out! Updated baths. Huge fenced backyard. (#760279)
298-6000 Tracey Bitonti 298-9550

DAYTON $120,900
Beautiful 5 bedroom 3.5 bath 2,336 sqft two story home. Rare find w/finished basement, patio & lower level for entertaining. 2 car garage has ample space for storage. (#746860)
436-2700 L. Michael Brown 454-2028



DAYTON $100,000
Lovely 4 bedroom 3 full bath home with 3 finished floors! Large walk-in closets in each bedroom. Bathroom on each floor. Finished basement w/large Family rm & additional Kitchen. (#722748)
540-1234 Beryl Wilson 836-8995

DAYTON $99,500
Comfortable 3 bedroom 2 full bath brick Ranch. Living & Family rms. Kitchen has abundance of cabinets. Attached 1 car garage. Possible short sale or deed in lieu situation. (#744828)
436-2700 Diana Yohner 603-7686

DAYTON $91,000
Beautifully updated 3 bedroom 1 bath 1,075 sqft Ranch with a fully fenced yard. From the spacious Kitchen to the deck out back, this home just keeps giving! (#756654)
426-0800 Xanni Linebaugh 768-3821

DAYTON $90,000
Old World Charm in this 2,187 sqft 3 bedroom 2 bath w/covered porch on large corner lot. Gleaming wood floors, Kitchen w/center island. 2 car garage & full basement w/storage. (#757146)
298-6000 Tracey Bitonti 298-9550

DAYTON $89,900
Charming 2 bedroom 1 full bath 1,220 sqft Two-story home. Custom Kitchen w/ skylights & JennAir appliances. Wood floors. French doors. Remodeled bath. Deck & fenced yard. Full unfinished basement. (#758397)
426-0800 Karen Huelsman 478-3410

DAYTON $89,900
Nicely updated 3 bedroom 1 full bath 1,300 sqft Cape Cod home with tremendous potential on 1.25 acres. Spacious Eat-in Kitchen. New carpet, paint and other updates. Large outbuilding. (#753694)
433-3300 Kenneth Belcher 654-3309

DAYTON $83,900
Spacious 3 bedroom 1 full bath 1,559 sqft 2.5-story home. Living & Dining rms. Beautiful hardwood floors. New heater & A/C unit. All new plumbing in basement. New roof 2013. Fenced yard. (#758605)
298-6000 Bill Duffy 838-9336

DAYTON $80,000
Beautifully updated 3 bedroom 2 full bath 1,489 sqft Ranch home w/large fenced backyard. Updated Kitchen & both full baths. New flooring & paint throughout. New furnace & water heater 2017. (#758265)
433-3300 Donine Orlowski 430-5773

DAYTON $79,900
Charming 3 bedroom 1.5 bath 1,685 sqft 2 story home sits on double lot. Original ornate door, window moldings, hardwood floors. Total renovation 2008 w/new roof, windows & furnace. (#756105)
540-1234 Holly Wasinski 470-4300

DAYTON $79,900
Excellent 6th floor 2 bedroom 2 full bath 1,646 sqft Condo with 2 balconies overlooking Dayton! Living rm w/wet bar. Attractive Kitchen w/ appliances. Laundry area next to unit. (#750364)
748-0000 Bob Chadwick 271-1896

DAYTON $75,000
Great investment opportunity. Newly remodeled 3 bedroom 1 full bath home currently being rented. Updates include kitchen cabinets, counter tops, appliances, updated bath and windows. (#746331)
436-2700 Ryan Gillen Team 673-0830

DAYTON $60,900
Great 2 bedroom 1 bath 837 sqft Bungalow plus basement! Inviting covered front porch, large Living room & gleaming hardwood floors. Large fenced backyard & 2 car detached garage. (#757427)
298-6000 Tracey Bitonti 298-9550

DAYTON $54,900
Nice 3 bedroom 2 full bath 1,400 sqft Two-story w/full basement. Inviting front porch. Updates include Fresh paint, upstairs laminate flooring & hot water tank in 2017. Large. fenced back yard. (#742706)
540-1234 Holly Wasinski 470-4300

DAYTON $49,900
Cozy 2 bedroom 1 full bath Two-story w/partial basement. Kitchen w/lots of oak cabinets. Newer flooring, carpet, paint. Newer water heater. Remodeled bath. Detached 3 car garage. (#753992)
436-2700 Barbara Ganschow 469-1595

DAYTON $44,900
3 bedroom 2 bath 1,415 sqft home is perfect for investors. New Kitchen flooring, full basement & 2 car detached garage. Property being sold as is. (#757704)
436-2700 Pete Alex 478-3323

DAYTON $44,900
Lovely remodeled 4 bedroom 1 full bath 2,176 sqft Two-story. Large bedrooms. Full bath 2017. Furnace, hot water tank & windows 2015. Remodeled Kitchen 2013. Basement & 2 car detached garage. (#748815)
540-1234 Holly Wasinski 470-4300

ENGLEWOOD $335,000
Spectacular 4 bedroom 3.5 bath Georgian Colonial. Nearly 4,000 sqft! Soaring ceiling Great rm w/fireplace. Fully equipped Kitchen. Tray ceiling Owner's suite. Full finished lower level. (#754605)
540-1234 Karen McDorman 572-7202

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ENGLEWOOD $117,500
Beautifully remodeled 3 bedroom 1 full bath 1,102 sqft brick Ranch. New oversized Kitchen 2017. New Bath 2017. New carpet throughout. New roof 2017. Updated electric 2017. Fenced in backyard. (#755687)
436-2700 Aaron Chenault 581-3378

ENGLEWOOD $99,900
Wonderful 2 bedroom 2.5 bath 1,952 sqft Condo in private cul-de-sac location. Formal living & dining rooms. Carpet & paint in 2018. 2 car attached tandem garage. (#755410)
540-1234 Karen McDorman 572-7202

ENGLEWOOD $79,900
Nice 3 bedroom 1 full bath 1,155 sqft Ranch w/great possibilities! Very nice Living rm w/plenty of natural sunlight. Family rm leads to rear deck. Out building in rear yard w/electric. (#752064)
436-2700 L. Michael Brown 454-2028

FAIRBORN $209,900
Sienna model 3 bedroom 2.2 bath with Stone elevation & finished basement. Privacy fenced yard w/deck & fresh interior paint. Stainless Kitchen appliances & 2 car garage. (#758909)
436-2700 Greg Gillen 604-2490

FAIRBORN $114,900
Great 4 bedroom 2 full bath 1,638 sqft bi-level. All hardwood floors. Large Kitchen & Family rm. L-shaped Living-Dining rm. Enclosed 3 season porch. 2 car garage. Priced to sell! (#754536)
426-0800 Steve Strong 245-2339

FRANKLIN $235,000
Completely renovated 4 bedroom 2 bath 1,825 sqft home on a 1 acre lot. Total renovations from top to bottom & a partially finished full basement. (#757770)
748-0000 Kimberly Carpenter 545-6962

FRANKLIN $164,900
Wonderful 3 bedroom 2 bath 1,413 sqft Ranch w/walking trails. Open vaulted Great room & attractive Kitchen w/appliances. Updated water heater, furnace, A/C, roof & water softener. (#757378)
436-2700 Mary Taulbee 344-0447

FRANKLIN $159,900
Move in condition 3 bedroom 2.5 bath 1,320 sqft Two-story ready for immediate occupancy in popular Choctaw Crossing. New carpet, appliances, fresh paint & updated baths. Fenced back yard. (#759472)
748-0000 Gary Kurtz 657-7272

FRANKLIN $70,000
Well kept & maintained 2 bedroom 1 bath home w/large 2 car garage. Huge fenced backyard & freshly painted interior. Appliances stay w/the home. Great opportunity. (#759212)
748-0000 Trent Barga 203-6111

FRANKLIN TWP $210,000
Spacious 4 bedroom 2.5 bath 2,020 sqft Ranch on 2.6 acres of land. Large Family rm w/stone fireplace. Eat-in Kitchen. Backyard w/deck, inground pool & hot tub. No rear neighbors. (#751561)
748-0000 Tiffanie Burney 748-0000

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Jeff Warner

Connie Wellinghoff

BROKERS & MANAGERS

Steve Brown

Greg Gillen

Karen McDorman

Scot Sutherland

Teresa Rasnic

Brett Williford

Bob Wilson

GERMANTOWN $169,900
2 bedroom 1.5 bath Historical Row house w/all major components updated. Wood floors, private fenced brick paver patio & carport. Large bedrooms & updated windows. (#758835)
436-2700 Brent Branham 272-8693

GERMANTOWN $129,000
Wonderful 3 bedroom 1.5 bath 2,250 sqft classic Two-story. Beautiful woodwork throughout. Hardwood floors under carpets. 2 gas fireplaces. Large basement. Enclosed rear porch. 3 car detached garage. (#750678)
436-2700 Brent Branham 272-8693

GERMANTOWN $114,900
Clean & well maintained 2 bedroom 1.5 bath 1,172 sqft home w/2 car detached garage. Hardwood floors, patio sun-room. Recent updates include new roof, siding, windows & A/C. (#757187)
436-2700 Brent Branham 272-8693

HARVEYSBURG $359,900
Beautiful custom built 4 bedroom 2.5 bath Two-story home. Open floor plan. Gorgeous Great rm w/fireplace. Breathtaking Kitchen. Spacious Dining area. Unfinished basement. 3 car garage. (#758912)
426-0800 Xanni Linebaugh 768-3821

HARVEYSBURG $259,900
Custom built 3 bedroom 2 bath Ranch w/open floor plan & a full unfinished basement. Currently in the drywall phase, it will be complete soon. Model is open every Sunday from 1-4. (#727145)
426-0800 Xanni Linebaugh 768-3821

HUBER HEIGHTS $189,900
Colonial 4 bedroom 2.5 bath 2,800 sqft Two-story w/partial basement. Master suite w/gas fireplace. Kitchen w/brand new stainless steel appliances. New roof. 2 car garage. Priced to sell! (#751114)
426-0800 Tammy Collins 215-1035

KETTERING $899,900
Incredible & one of a kind 4 bedroom 4.2 bath 7,000+ sqft Ranch w/fully finished walkout lower level situated on a private wooded setting. 2 suites. 2 full Kitchens. 3 fireplaces. 3 car garage. (#749174)
436-2700 Brad Weltge 287-1112

KETTERING $734,900
Unique 4 bedroom 4.5 bath 2 story completely renovated home in cul-de-sac. Over 6,000 sqft w/fully finished basement. Spacious eat-in Kitchen, beautifully landscaped backyard. (#756473)
436-2700 Paul Angelopoulos 436-2700

KETTERING $699,000
Fabulous 4 bedroom 4.5 bath 6,000 sqft home on a fantastic 1.7 acre private lot. Elegant, huge rooms. Incredible restaurant style new Kitchen. Banquet sized Dining rm. Heated inground pool. (#752393)
433-3300 Lois Sutherland 433-2933

KETTERING $599,900
Magnificent & meticulously maintained 5 bedroom 6.5 bath 4,435 custom-built home nestled on a cul-de-sac. Incredibly large Two-story Great rm. Gourmet Kitchen. All bedrooms have full baths. (#754762)
433-3300 Karen Ollier 545-3244

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KETTERING $495,000
Awesome 4 bedroom 3.5 bath RA Rhoad's custom built home w/finished walkout lower level. Updates include new appliances, interior & exterior lighting, landscaping & irrigation system. (#759164)
433-3300 Lois Sutherland 433-2933

KETTERING $239,900
Sought after mid-century 3 bedroom 2 bath 2,530 sqft brick Ranch w/bonus Florida room that is heated/cooled. 2 car attached garage & patio. (#757474)
433-3300 Lois Sutherland 433-2933

KETTERING $219,900
Nice 4 bedroom 3.5 bath 2,072 sqft 2 story home on oversized lot. Semi-finished walk-out basement, covered front porch & patio. Newer windows & fenced yard. (#758637)
433-3300 Diane Kaspar 974-4510

KETTERING $189,900
Spacious 3 bedroom 3 full bath 2,176 sqft Ranch. New roof, furnace, bedroom carpet, lighting & 2 remodeled baths. Bright Living rm. Eat-in Kitchen. Large Dining rm w/gas fireplace. (#759665)
298-6000 Michelle Nevius-Haines 974-9370

KETTERING $154,900
Charming 3 bedroom 2 bath 1,488 sqft brick Ranch w/brick drive & sidewalk. Split bedroom design & spacious Family room. Full semi-finished basement & 1 car garage. (#759455)
298-6000 Karren Bernhardt 290-7343

KETTERING $150,000
Super charming 3 bedroom 2 bath 1,560 sqft move-in ready Cape Cod. Large fenced yard & full unfinished basement. Solid wood doors throughout. Available for lease or purchase. (#757469)
436-2700 Christina Cavins 205-4741

KETTERING $143,000
Move in ready 3 bedroom 2 bath 1,838 sqft Cape Cod w/beautiful wood floors! Storage room on second floor, beautiful Kitchen cabinets & ceramic tiled floor. Large driveway & carport. (#758943)
426-0800 Sharon Brooks 776-0592

KETTERING $127,500
Charming, move-in ready 3 bedroom 1 bath 1,347 sqft brick Cape Cod. Expansive Master bedroom, full semi-finished basement, original hardwood floors & one-car attached garage. (#756428)
436-2700 Gregory Reynolds 751-2456

KETTERING $124,700
Extremely well-maintained 2 bedroom 1.5 bath Cape Cod home w/over 1,200 sqft of living space. Open floor plan w/newer paint throughout, large outdoor deck & fully fenced yard. (#756434)
436-2700 Gregory Reynolds 751-2456

KETTERING $112,000
Great & well maintained 3 bedroom 1 full bath 1,073 sqft single-story brick home. Newer flooring. Fireplace. 2 car garage. Centrally located. Won't last long! Schedule your private showing. (#754174)
298-6000 David Medearis 304-1633

KETTERING $109,900
Adorable 3 bedroom 1 full bath 1008 sqft home on a corner lot. New stainless steel Kitchen w/new cabinet hardware. Large bay window in Living rm. Oversized driveway. Tons of closet space! (#759204)
436-2700 Ryan Gillen Team 673-0830

KETTERING $109,500
Move in ready & spacious 4 bedroom 1 full bath 1,008 sqft home. Updated Kitchen w/hickory cabinets. Remodeled bath. New windows. New flooring throughout. Fenced in backyard. Relaxing patio. (#758413)
433-3300 Anja Adams 671-5417

KETTERING $97,900
Great 3 bedroom 2 full bath 1,800 sqft Two-story home. Balconies, nice large backyard, privacy fence. Great view upstairs of the park. Past updates include roof, central air, furnace. (#754002)
298-6000 Tony Haught 620-9894

LEBANON $599,900
Outstanding 4 bedroom 3.5 bath 4,815 sqft home w/finished walkout basement on a tranquil 2.17 acres. Wrap around porch. Family rm w/gas fireplace. 2 full Kitchens. Loft/study. 6 car heated garage. (#750105)
436-2700 Michael Meyer 432-3730

LIBERTY TWP $319,900
One of a kind 4 bedroom 3.5 bath 2,226 sqft 2 story home w/spacious floor plan. Fresh paint, finished basement w/full bath, fence for privacy, large patio w/in ground pool. (#756952)
748-0000 Teresa L Hall (513) 464-3476

LIBERTY TWP $309,000
Amazing 4 bedroom 2.5 bath 2,533 sqft Two-story w/full unfinished basement on nice corner lot. Open concept living on first floor. Large island in Kitchen. Large deck. Oversized 2 car garage. (#758991)
748-0000 Teresa L Hall (513) 464-3476

MIAMI TWP $329,900
Many possible uses! 3 bedroom 1 full bath 1,230 sqft Cape Cod w/full basement on a spacious 3.2 acre lot! Remodel or tare down and build bigger! (#747935)
748-0000 R. Michael Fisher 974-3574

MIAMI TWP $236,900
Wonderful 3 bedroom 2.5 bath 2,217 sqft brick Ranch w/oversized 2 car garage & professional landscaping. Updates include new windows, newer appliances, Kitchen & utility room. (#756702)
436-2700 Darlene Breen 609-1100

MIAMISBURG $279,900
Excellent 3 bedroom 3 full bath 2,800+ sqft custom brick Ranch w/finished basement in Pipestone. Open floor plan. Spacious bedrooms. Upgrades include newer roof, furnace & water heater. (#743035)
436-2700 Ryan Gillen Team 673-0830

MIAMISBURG $239,900
Stunning 4 bedroom 3 full bath 3,172 sqft condo w/walkout basement. Shows like a model! 2 Master suites. Cathedral Living rm. Walk-in closets. Deck & Paver patio. Attached 2 car garage. (#759329)
436-2700 Tonja Addison 432-3382

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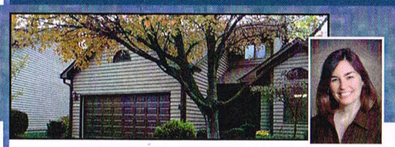
MIAMISBURG $195,900
Absolutely phenomenal 3 bedroom 2 full bath 1,616 sqft Ranch w/finished basement. Magnificent hardwood floors. Updated Kitchen. Family rm w/fireplace. Updated baths. HVAC & Water heater 2016. (#749296)
436-2700 Steve Ewing 672-9555

MIAMISBURG $175,000
3 bedroom 2 bath 1,575 sqft Ranch Condo in Trails of Sycamore Walk! Covered front porch to formal entry that opens to spacious open floor plan. Large 2 car attached garage. (#760134)
436-2700 Rick Melton 602-4105



MIDDLETOWN $179,900
Move in condition 3 bedroom 3 full bath 2,551 sqft Condo w/full finished walkout basement & nice curb appeal. Granite counters. Fresh paint. Huge wood deck. Attached 2 car garage & much more! (#751029)
436-2700 Mary Taulbee 344-0447

MORAINE $122,000
Nice 3 Bedroom 2 Bath 1256 sqft Ranch. Huge Master. Cathedral Ceilings. Gas Fireplace. Large Deck off of the Great room. 2 Car Garage, Large Partially Fenced in yard. Interior paint 2017. (#753655)
748-0000 Rick Becker 361-9055

OAKWOOD $649,900
Elegant 4 bedroom 3.2 bath Two-story on an acre w/amenities & updates to please. Chef's dream Kitchen & banquet size Dining rm. Spacious 1st floor Owners suite. Wall of windows in Family rm. (#727256)
298-6000 Joanne Cronin 604-1226

OAKWOOD $585,000
Classic Victorian 5 bedroom 4.2 bath 4,145 sqft home w/wrap around porch. Spacious main floor w/9' ceilings. 2 fireplaces. Updated Kitchen w/Brazilian Cherry island & granite counters. One of a kind! (#754675)
433-3300 Melinda Tatham 620-5824

OAKWOOD $339,900
Gorgeous 4 bedroom 3.5 bath home. Refinished hardwood floors. 1st & 2nd floor Master suites. Freshly pained throughout. Plumbing & water heater 2016. Furnace, A/C water softener 2017. (#748074)
436-2700 Kehinde Ekeh 477-0127

OAKWOOD $274,900
Classical 4 bedroom 1.5 bath brick Colonial 2.5 story w/great curb appeal. Beautiful hardwood floors, fenced rear yard w/deck & 2 car detached garage. (#759800)
298-6000 Robert Wilson 902-9020

OAKWOOD $271,450
Charming 3 bedroom 1.5 bath 1,663 sqft 2.5-story home. Living rm w/gas fireplace & hardwood floors. Renovated Kitchen w/newer appliances. Large Master w/has fireplace. Unfinished basement. (#754135)
436-2700 Brian Sharp 776-7489

OAKWOOD $269,900
Fantastic 3 bedroom 2 bath 1,695 sqft brick Cape Cod w/finished basement. Spacious floor plan, large remodeled Kitchen. Many updates & large Master suite w/full bath & 2 closets. (#756431)
298-6000 Robert Wilson 902-9020

OAKWOOD $182,500
Motivated seller! Renovated from top to bottom 3 bedroom 1.5 bath 1,434 sqft brick charmer. New plumbing, HVAC, Kitchen baths. Gorgeous fireplace w/built-in bookcases. Freshly painted. (#757891)
298-6000 Joanne Cronin 604-1226

RIVERSIDE $80,000
Lovely 3 bedroom 1 bath 1,056 sqft well cared for home on huge lot! Move in ready w/tons of updates; windows, roof, water heater. Detached garage. (#755187)
436-2700 Randall Byrd 432-3733

SPRINGBORO $895,000
Magnificent 5 bedroom 5.5 bath 8,500 sqft French Country Two-story w/ finished walkout lower level. Crystal chandeliers. Gourmet Kitchen. Luxurious Master suite. Pella windows & more! (#739363)
433-3300 Lois Sutherland 433-2933

SPRINGBORO $544,900
Gorgeous 5 bedroom 3.5 bath 3,700 sqft custom Heritage log home on 4.74 acres. Soaring ceilings. Bright & open floorpan. Wrap around porch. Lower level walkout patio. Picturesque views! (#749820)
433-3300 Jennifer Durbin 620-0830

SPRINGBORO $339,900
Pristine Nick Peth 3 bedroom 2 bath home in North Hills neighborhood. Front door custom made & huge Great room w/fireplace. Rear covered patio & plenty of storage. (#760040)
748-0000 Tony Ciramella 681-6075

SPRINGBORO $269,900
Just renovated 2,700 sqft 4 bedroom 2.2 bath home w/finished basement. Open Living room, fresh paint & ceramic floors in baths. New carpet, fixtures & plumbing. 2 car attached garage. (#758333)
748-0000 Gary Kurtz 657-7272

SPRINGBORO $255,000
Inverness built 4 bedroom 2.5 bath 2,672 sqft Two-story w/basement home built in 2005. Very open floor plan. Master w/spacious bathroom & walk-in closet. Composite deck. Concrete patio. (#758083)
748-0000 R. Michael Fisher 974-3574

SPRINGFIELD $132,500
Must see! 3 bedroom 1 full bath 1,168 sqft home w/finished walkout basement. Eat in Kitchen. Living rm w/fireplace. Updated windows. All appliances are less than 2 years old. 2 car garage. (#753638)
426-0800 Tammy Collins 215-1035

SPRINGFIELD $125,000
Comfortable 3 bedroom 3.5 bath 1,664 sqft Ranch. Spacious living, Kitchen & Dining rms. Full basement. Plenty of storage & nice sized closets. Fenced backyard. One car garage. (#758165)
540-1234 Linda Shurte 416-6592

SUGARCREEK TWP $949,500
Rare find! Custom built 5 bedroom 5.5 bath 5,846 sqft Two-story w/full finished walkout basement on 11 private wooded acres. Huge Two-story Great rm w/gas fireplace. 15x14 Sun rm. 4 car garage. (#754741)
433-3300 Lois Sutherland 433-2933

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SUGARCREEK TWP $799,000
Impressive 6 bedroom 4.2 bath 6,400 sqft custom built home. Open & unique floor design. 2 Kitchens. Gorgeous cherry woodwork. Dual zoned heating & air. 40x60 outbuilding w/electric. 3 car garage. (#735480)
748-0000 Michael Harrison 829-4195

TIPP CITY $169,900
$20K in upgrades! Beautiful 2 bedroom 2 full bath 1,137 sqft Condo. Open floor plan. Wood floors. Custom shades. Sleek Kitchen w/granite countertops. Attached 2 car garage. Enclosed patio. (#759178)
433-3300 Emily Tith 947-0895

UNION $599,000
Once in a lifetime property! Beautifully restored 3 bedroom 2 full bath 2,728 sqft Historical home on 15 gorgeous fenced acres. 40x65 Morton barn. 3 car garage w/workshop. So much more! (#756125)
433-3300 Lois Sutherland 433-2933

WASHINGTON TWP $899,500
Stunning 4 bedroom 4.5 bath 6,600 sqft one of a kind contemporary home. All bedrooms have their own bath. Huge 2nd floor Rec area. Great Kitchen. Heated 1,388 sqft 5 car garage. (#734252)
433-3300 Dale Berry 477-6871

WASHINGTON TWP $899,000
Magnificent 7 bedroom 7.5 bath estate on 3+ acres w/over 10,000 sqft & 4 car garage. Huge open rooms, private fenced lot & indoor heated pool w/doors opening to patio. (#757723)
433-3300 Lois Sutherland 433-2933

WASHINGTON TWP $659,900
Stunning 5 bedroom 4.5 bath 5,258 sqft custom home on a wooded lot. Open floor plan w/gourmet Kitchen, stainless steel appliances, wood floors. Walkout basement, 3 car garage. (#757253)
748-0000 Danette Pontikis 847-961-0678

WASHINGTON TWP $569,000
Spectacular 4 bedroom 4.2 bath 5,846 sqft custom built brick Ranch. Dramatic open floor plan w/vaulted & coffered ceilings, hardwood floors, & granite counters. Finished walkout lower level. (#754389)
433-3300 Lois Sutherland 433-2933

WASHINGTON TWP $499,500
Beautifully updated 4 bedroom 4 full bath 4,287 sqft Two-story w/full finished basement. Large Master suite w/gorgeous bathroom. Trex deck & privacy fence. New HVAC, Baths & so much more. (#754634)
433-3300 Lois Sutherland 433-2933

WASHINGTON TWP $424,900
Beautiful 5 bedroom 3 full bath 4,000 sqft one-owner brick Ranch w/finished walkout lower level on a cul-de-sac. Open floorplan w/cathedral ceilings. Private lot backing to woods & creek. (#758659)
433-3300 Lois Sutherland 433-2933

WASHINGTON TWP $379,000
Spectacular custom 4 bedroom 3.5 bath 3,610 sqft Colonial style home on a large, private wooded lot. Grand 2-story entry. Fabulous Kitchen. Huge trey ceiling Master suite. 3 car garage. (#755524)
436-2700 Mike Palmer 432-3442

WASHINGTON TWP $375,000
Beautiful & meticulously maintained 4 bedroom 2.2 bath 3,806 sqft all brick Two-story w/full finished basement on a half acre lot. Generous sized bedrooms. Rec rm w/wet bar. Granite Kitchen. (#758919)
748-0000 Gary Kurtz 657-7272

WASHINGTON TWP $354,900
One of a kind 3 bedroom 2.5 bath 3,100 sqft custom built Ranch home. Open floor plan w/high ceilings & large windows. Great rm w/gas fireplace. Chef's Kitchen. Huge deck. (#746464)
298-6000 Tracey Bitonti 298-9550

WASHINGTON TWP $349,900
Gorgeous 4 bedroom 2.5 bath 2,980 sqft Two-story home w/walkout lower level situated on a park-like .84 acre lot. Spacious Kitchen w/island. Tray ceiling Master. Private wooded backyard. (#756391)
298-6000 Michelle Nevius-Haines 974-9370

WASHINGTON TWP $319,500
Beautiful 4 bedroom 2.2 baht 2,508 sqft Two-story home. Large Kitchen w/island & granite counters. Family rm w/gas fireplace. Large bedrooms. New HVAC, water heater & fresh exterior paint. (#758309)
298-6000 Mark Wilson 470-9702

WASHINGTON TWP $299,900
Brand New 3 bedroom 2 full bath home by Nick Peth & Paragon Place. Gas fireplace, granite counter tops, stainless steel appliances & 42" cabinets. Dimensional roof and covered patio. (#754557)
436-2700 Greg Gillen 604-2490

WASHINGTON TWP $287,900
Excellent 4 bedroom 3 full bath 3,225 sqft former Homearama model on an exceptional park-like setting.1st floor bedroom. New Roof 2013. New carpet 2018. 2 car garage. A must see! (#759094)
436-2700 Mike Palmer 432-3442

WASHINGTON TWP $284,900
Completely renovated 4 bedroom 2.5 bath 2,610 sqft bi-level. Nw Kitchen w/granite counters. Remodeled baths. Beautiful floors throughout. Newer furnace & AC. Large private lot. A must see! (#753060)
436-2700 Paul Angelopoulos 436-2700

WASHINGTON TWP $283,900
Regal 4 bedroom 2.5 bath 2,216 sqft 2 story perched on a wooded lot. Hardwood floors & vinyl Anderson windows. Rear yard features a fenced area w/a patio. 2 car attached garage. (#759901)
436-2700 Steve Ewing 672-9555

WASHINGTON TWP $269,900
Sprawling 4 bedroom 2.5 bath 2,651 sqft Walnut Grove ranch. Open floor plan & vaulted spaces. Large double-sided stone fireplace. Abundance of natural light. Updated HVAC. New roof. (#752656)
436-2700 Brad Weltge 287-1112

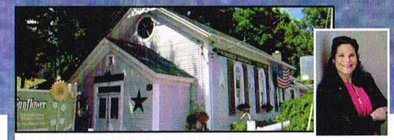
WASHINGTON TWP $245,000
Single-story 4 bedroom 2 full bath brick home on nearly a half acre lot. Approx 2,417 sqft. Double hung windows. 2 car attached garage w/overhead storage. Deck & fence. (#753764)
436-2700 Kelli Marshall Pope 545-5183

WASHINGTON TWP $234,900
Beautiful 3 bedroom 2 full bath 1,984 sqft brick home. Very open floor plan with cathedral ceilings. Wonderful cherry Kitchen. 2 walk-in closets in Master. Nicely landscaped private backyard. (#758651)
298-6000 Kathy Bosteder 272-7866

WASHINGTON TWP $169,900
Lovingly cared for 3 bedroom 2 full bath 1,760 sqft brick Ranch. See through fireplace in Living/Family rm. Updated baths. 17x17 enclosed porch w/skylight. 2 card garage. Large bath/shed. (#754755)
433-3300 Lois Sutherland 433-2933

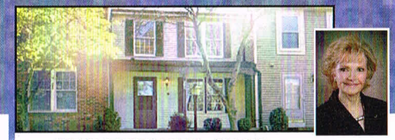
WASHINGTON TWP $86,900
Desirable 2 bedroom 2 full bath Condo in Waterstone. Split bedroom design w/walk-in closets. Spacious Living rm. Deck. Secured main entry. Assigned parking & guest parking lots. (#758331)
436-2700 Kyle Gillen 602-9282

WAYNESVILLE $354,900
New 4 bedroom 3.5 bath home just finished in 2017 with many beautiful upgrades. Stunning hardwood flooring, granite countertops 42" cabinets. Semi-Finished basement. Move in ready! (#757258)
426-0800 Xanni Linebaugh 768-3821



WAYNESVILLE $289,900
Unique 2 bedroom 3.5 bath over 4,500 sqft Business and/or Residential w/two buildings & two parcels. Open & charming floorpan, attached 2 1/2 car garage. Residence is 1200 sqft plus loft! (#737093)
433-3300 Jennifer Durbin 620-0830

WEST CARROLLTON $112,900
Sharp 3 bedroom 1 full bath 1,401 sqft brick Ranch on double lot. Vinyl picket Fence in front. 21x12 rm additions w/fireplace Large rear patio & front porch. Replacement windows. Storage sheds. (#759128)
436-2700 Tonja Addison 432-3382



WEST CARROLLTON $97,000
Bright 3 bedroom 1.2 bath 1,159 sqft townhome w/full finished basement, 2 car plus garage & private deck. Lots of updates include: Kitchen cabinets, counters & neutral carpet. (#755996)
298-6000 Marcy Nangle 478-0860

WEST CARROLLTON $94,900
Impressive 3 bedroom 1 bath 1,200 sqft Ranch w/Living & Family room. Numerous updates. Private fenced backyard, two storage barns & concrete patio. Move-in condition. (#757980)
436-2700 Mary Taulbee 344-0447

XENIA $279,900
Brand new 3 bedroom 2 full bath home built by Nick Peth. Full brick exterior, Andersen Windows, cathedral ceilings in Great Rm, gas corner fireplace, stainless steel appliances & more. (#748634)
748-0000 Danato Andriacco 286-8761

XENIA $174,900
Modern & trendy 4 bedroom 2 full bath Two-story w/basement in Sterling Green. Fresh paint. New vinyl plank floor. New carpet. Large Living rm w/fireplace. Spacious & fenced backyard. (#760131)
426-0800 Patty Sonovick-Neeley 620-6513

XENIA $124,900
Traditional 4 bedroom 2.5 bath 2,340 sqft home in Beverly Hills. Spacious Living rm w/fireplace. Formal Dining rm. Nice sized bedrooms. Full unfinished basement. Large covered patio. Huge back yard. (#758642)
298-6000 Tracey Bitonti 298-9550

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Camden

- **11079 SR 227 Ch** — **$19,900**
Investment opportunity. 888 sqft aluminum sided 2 bedroom 1 bath 1.5 story home in rural setting on 1.26 acres! Needs rehab but priced accordingly. Partial unfinished basement. (#757046)
426-0800 Steve Strong 245-2339

Dayton

- **1147 Demphle Avenue** — **$39,900**
This home is a perfect opportunity for investors. 4 bedroom 1 bath 1,408 sqft and a full basement. New furnace, newer windows & new bath. (#758307)
436-2700 Pete Alex 478-3323

- **333 Gunckel Avenue** — **$39,900**
Perfect for investors, this 4 bedroom 1 bath 1,300 sqft home offers new carpet & a full basement. New furnace & mostly newer plumbing. Rent is $625.00 per month. (#757702)
436-2700 Pete Alex 478-3323

- **625 Alexander Drive** — **$38,900**
Cute & cozy 3 bedroom 1 full bath bungalow. Hardwood floors. Winterized home. Fully fenced back yard. Motivated seller. Priced to sell. Ready for your TLC! (#753832)
748-0000 Susan Copp 609-6903

- **230 Colgate Avenue** — **$38,000**
Private 3 bedroom 2 bath 2,270 sqft brick Ranch priced to sell! This home comes with 3 lots totaling 0.36 acres, a dining room, patio, large storage shed & a 2 car attached garage. (#755026)
426-0800 Steve Strong 245-2339

- **1005 Huffman Avenue** — **$36,900**
3 bedroom 1 bath 1,190 sqft 2 story home w/updated Kitchen. Roof, heating & windows updated within last 5 years. Huge backyard w/privacy fence & 2 car detached garage. (#758944)
540-1234 Holly Wasinski 470-4300

- **4126 Melgrove Avenue** — **$35,000**
3 bedroom 1.5 bath 864 sqft Ranch on a slab w/1 car attached carport. New carpet, updated windows & electric service. Occupancy at closing. (#756489)
540-1234 Howard Schumacher 369-7703

- **1113 Charleston Boulevard** — **$35,000**
Spacious 3 bedroom 1 full bath 1,116 sqft Ranch on a dead end street. Stainless steel appliances. Plenty of space and storage! Fenced yard. 2 car garage. (#750629)
540-1234 Deborra Hill 718-7047

- **1210 Pursell Avenue** — **$34,900**
Traditional style 2 bedroom 1 bath 946 sqft home adds character that's hard to find. Front porch, Eat-in Kitchen & large living room. Being sold as is. (#759879)
540-1234 Dane Driver 329-1952

- **7545 Mount Hood** — **$32,500**
Great 3 bedroom 1.5 bath 1,564 sqft 2 story Condo steps away from parking. Rear patio, storage shed & no exterior work to do. End unit offers privacy & no immediate rear neighbors. (#754185)
426-0800 Steve Strong 245-2339

- **1029 Walton Avenue** — **$30,000**
Very nice 3 bedroom 1 bath 956 sqft Bungalow w/porch, patio, off street parking, detached 1 car garage & full basement. (#751515)
540-1234 Robert Deam 305-9652

- **527 Kenwood Avenue** — **$29,900**
Come add your finishing touches to this 3 bedroom 2 bath 1,494 sqft 2 story "Old Style" home. It offers refinished floors, breakfast nook, a fenced backyard & 2 car detached garage. (#759632)
436-2700 Helen Anagho-Beny 554-0983

- **137 Bircher Avenue** — **$29,900**
Great potential and ready for new owner! 2 bedroom 1 full bath 1.5-story home being sold as is. (#749955)
748-0000 R. Michael Fisher 974-3574

- **109 E Siebenthaler Avenue** — **$29,900**
2 bedroom 1 full bath 980 sqft one-story bungalow with full basement & detached 1 car garage. (#736399)
436-2700 Christina Cavins 205-4741

- **1811 Rutland Drive** — **$24,900**
2 bedroom 1 full bath home w/full basement. Large Living rm. Detached 2 car garage. (#751965)
298-6000 Tony Haught 620-9894

- **38 Knecht Drive** — **$23,900**
Charming 2 bedroom 1 bath 1,206 sqft 2 story home w/covered front porch! Formal Living room & Dining room. Large rear deck & full, unfinished basement. 1 car detached garage. (#758712)
298-6000 Tracey Bitonti 298-9550

- **2600 N Main Street** — **$23,500**
Spacious frame and vinyl 4 bedroom 2 bath 1,714 sqft 2-story w/ a Living room, formal Dining room & Kitchen w/breakfast area. Unfinished basement offers extra storage. Newer furnace. (#750303)
298-6000 Rachel Dunham 269-6569

- **4024 Woodcliffe Avenue** — **$21,600**
Great starter home, downsize or rental. 1 bedroom 1 bath Bungalow w/huge front porch. Large living room, extra room & unfinished basement offers potential & storage. (#757787)
298-6000 Tracey Bitonti 298-9550

- **1001 Salem Avenue** — **$19,900**
Great 3 bedroom 1.5 bath w/inviting covered side porch. Spacious living room, Kitchen w/ loads of cabinet space, 3 nice sized bedrooms. Unfinished basement and 1 car attached garage. (#757429)
298-6000 Tracey Bitonti 298-9550

- **127 Ventura Avenue** — **$12,900**
2 bedroom 1 full bath single-story home w/ full basement & 2 car detached garage. Being sold as is. (#726174)
298-6000 Tony Haught 620-9894

- **1324 Alcott Drive** — **$11,900**
Nice 3 bedroom 1 full bath 900 sqft Cape Cod. Eat-in Kitchen w/corner built-in hutch. Hardwood floors. Tons of additional storage in unfinished basement. (#753999)
298-6000 Tracey Bitonti 298-9550

- **63 Brenner Avenue** — **$11,900**
Total rehab home with 3 bedrooms and 1432 sq ft of living space. (#743113)
540-1234 Holly Wasinski 470-4300

- **344 W Parkwood Drive** — **$9,900**
Great opportunity to own this 2 bedroom 1 bath 1,200 sqft home w/large fenced side yard. Full unfinished basement w/additional half bath & 1 car attached garage. (#760089)
426-0800 Steve Strong 245-2339

- **3713 Fairbanks Avenue** — **$9,900**
2 bedroom 1 full bath 869 sqft home currently rented month to month and can be purchased with adjoining lot to rear of property, 45x500, no extra cost. (#752389)
298-6000 Tony Haught 620-9894

- **1151 W 2nd Street** — **$8,000**
Aluminum side 1,563 sqft 3 bedroom 1 bath 2 story home w/unfinished basement. 7 total rooms & enclosed front porch. Home will be sold strictly as is. (#758803)
426-0800 Steve Strong 245-2339

Miamisburg

- **819 E Sycamore Street** — **$25,000**
4 bedroom 2 bath 1,616 sqft property is condemned by the city. Purchaser will need to contact city requiring repair prior to viewing. (#759486) **436-2700 Donnie Lamb 694-3390**

Middletown

- **2002 Woodlawn Avenue** — **$21,500**
Great space and a ton of potential on this 2 bedroom 1 full bath 852 sqft two-unit turned into one unit! (#750410)
748-0000 R. Michael Fisher 974-3574

Springfield

- **118 Delcourt Drive** — **$39,900**
925 sqft 3 bedroom 1 bath aluminum sided Ranch style home w/fenced yard. Home offers Living room & eat in Kitchen. In overall good condition but sold strictly as is. (#758264) **426-0800 Steve Strong 245-2339**

- **975 N Belmont Avenue** — **$29,000**
Two homes for the price of one. This home & other directly behind make up one parcel w/7 bedrooms & 2.5 baths. Cash offer considered only, sold strictly as is. (#758487)
426-0800 Steve Strong 245-2339

- **308 E Euclid Avenue** — **$25,000**
2 story vinyl sided 3 bedroom 2 bath 1,344 sqft home sold strictly as is. Home offers Living room, Large Kitchen, 1st floor master bedroom. (#758233)
426-0800 Steve Strong 245-2339

- **519 Rice Street** — **$25,000**
4 bedroom 1 bath 1,302 sqft 2 story home w/1 car detached garage & unfinished basement. Home offers Living room & Kitchen. Will be sold strictly as is. (#758227)
426-0800 Steve Strong 245-2339

- **1516 Clay Street** — **$22,900**
4 bedroom 1 bath 1,297 sqft 2 story frame home sold as is. Offers Living room, Eat-in Kitchen & basement. Tenant occupied in good standing. (#758275)
426-0800 Steve Strong 245-2339

- **1033 Warder Street** — **$10,000**
Unique investment opportunity! 2 bedroom 1.5 bath 2-story aluminum sided home. Vacant & waiting for rehab. Partial basement, storage shed & no rear neighbors. Sold strictly as is. (#758050)
426-0800 Steve Strong 245-2339

- **526 Fair Street** — **$9,900**
This 2 story 1,024 sqft 2 bedroom 1 bath aluminum sided home offers a Living room, Dining room, Kitchen, 2 bedrooms, Basement & Full bath. Fenced in front & rear yard. (#758253)
426-0800 Steve Strong 245-2339

- **532 Gallagher Street** — **$8,000**
Vinyl sided 2 bedroom 1 bath 1,040 sqft 2 story home w/shed in back. Home offers Living room, Dining room & Kitchen. Sold as is. (#758500)
426-0800 Steve Strong 245-2339

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Investment Properties

Dayton

- **368-370 Kenwood Avenue** — **$34,900**
Nice sized 2,700 sqft side by side two family w/two car garage. Each unit has covered front porch, Living room, Dining room & Kitchen. 3 bedrooms upstairs & separate basements. (#759960)
426-0800 Doug Brand 307-9370

Springfield

- **828 Mason Street** — **$34,900**
Huge 9000+ sqft building with 2 office spaces & a gran open building space. Needs some work. Many possible uses. Grandfathered in for commercial use. (#744354) **436-2700 Mary Taulbee 344-0447**

- **1514 Lexington Avenue** — **$32,000**
Aluminum side Multi-Family 2,868 sqft Triplex sold strictly as is. Each unit offers 1 bedroom, Full bath, Living room & Eat-in Kitchen. Cash offers considered only. (#758525) **426-0800 Steve Strong 245-2339**

- **122 Wilson Avenue** — **$29,000**
Great investment opportunity in this 2,328 sqft 2 story vinyl sided duplex. Each side offers Living room, Dining room, Kitchen, 2 bedrooms, full bath. Unit 122 offers half bath. (#758047)
426-0800 Steve Strong 245-2339

- **735 W Mulberry Street** — **$25,000**
2,804 sqft side by side duplex, 2 story frame. Each side offers: Living room, Dining room, Kitchen, 2 baths, 3 bedrooms & basement. Sold as is. (#758268)
426-0800 Steve Strong 245-2339

- **415 S Schaffer Street** — **$15,000**
Potential galore! 2,342 sqft 2 story frame Multi-Family duplex sold strictly as is. Each side offers Living room, Dining room, Kitchen, Full bath, 2 bedrooms. (#758246)
426-0800 Steve Strong 245-2339

- **1056 Warder Street** — **$15,000**
Large 3 bedroom 2 bath 2,610 sqft Multi-Family duplex in busy rental district. Each side offers: Living room, Dining area & Kitchen. Sold strictly as is. (#758052)
426-0800 Steve Strong 245-2339

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Commercial & Investment Properties

BEAVERCREEK $324,900
Great location w/tons of potential! 2 parcels totaling almost 2 full acres. Currently used as a banquet hall & church. 2,900 sqft + 2,600 sqft lower level. 221' of frontage on National Rd. (#749289)
433-3300 James Haeuptle 271-4029

BEAVERCREEK $65,000
Great opportunity to own an established business! Business only for sale. Includes: Liquor license, all bar equipment, furniture, refrigerators, walk in cooler, beer coolers, ice machine & more! (#749945)
426-0800 Esther Webb 287-9459

CLAYTON $450,000
Approximately 5.7 acres with 527 Approx. feet of frontage on Salem Ave. Includes 3 parcels with a 2 story residence and detached garage. Great location with many possible uses. (#747593)
540-1234 Karen McDorman 572-7202

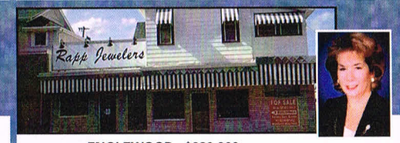
CLAYTON $139,900
Multiple parcels to this property and 2 buildings plus the billboard. Current use of one building is a car detail/car wash. Other building currently vacant with great potential for many uses. (#732388)
436-2700 Mary Taulbee 344-0447

CLAYTON $95,900
Nice condition 2,772 sqft brick ranch office building plus basement. Flexible floor plan includes a separate unit. (#737506)
540-1234 Sandy S Smith 604-9142

DAYTON $139,900
Multi-family 2 bedroom 1 full bath 1 car garage on each side located on a cul-de-sac. New furnace in 2013 & 2009. Updated vinyl windows in 2009 & 2001. Back patio & huge yard. (#745041)
540-1234 Holly Wasinski 470-4300

DAYTON $99,900
Townhouse double featuring 2 bedrooms & 2.5 baths on each side. Each side pays thier own utilities. Each side has washer and dryer hook-up & one car attached garage. (#735792)
436-2700 Donnie Lamb 694-3390

DAYTON $65,000
Great location and possibilities, close to I-75 and downtown Dayton. Previously used a long distance trucking depot with area inside building for truck maintenance. Fenced outside storage. (#733577)
426-0800 Karen Huelsman 478-3410

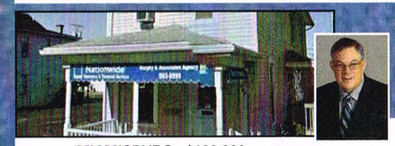


ENGLEWOOD $289,900
Owner retiring! Two buildings in good condition. Property includes jewelry store, Chamber of Commerce & second story apartment with street parking and large rear lot. Being sold together. (#745478)
540-1234 Sandy S Smith 604-9142

FAIRBORN $250,000
Rona Banquet hall building & business for sale! Over 7895 sqft w/ furniture & fixtures. Nicely remodeled hall offers 2 banquet rooms, restrooms, full Kitchen & storage rooms. (#756079)
426-0800 Stacey Upton 307-1408

KETTERING $45,000
Very clean condo with a nice reception area, an office and a large open space. Convenient location just minutes from I-675! (#754144)
433-3300 Bruce Brun 830-0031

MIAMISBURG $109,900
Well maintained 5 bedroom 2 bath 1,680 sqft Multi-Family property w/updates. 1st floor w/2 or 3 bedrooms, large Kitchen. 2nd floor w/ 2 bedrooms, laundry & spacious Kitchen. (#756087)
436-2700 Mike Palmer 432-3442



MIAMISBURG $109,000
For office or retail use. Includes 7 offices and 2 unisex baths. Gas heat and central HVAC. Cellar downstairs. Parking in rear. Great location across from park with heavy drive by traffic. (#751236)
433-3300 Scot Sutherland 438-0105

PIQUA $43,518
First time on market! 2-3 Bedroom units. Separate utilities for each unit. Some newer windows. Larger unit has Living/Family rm with vaulted ceiling and fireplace. Investment opportunity! (#757932)
298-6000 Peggy McCarley 416-0511

TROTWOOD $325,000
Quality built 7,727 sqft Warehouse on 16 acres backing up to Wolf Creek with many extras & ready for new owner. Flexible floor plan allows for many possible uses. (#717041)
540-1234 Sandy S Smith 604-9142

TROTWOOD $89,900
Secluded 4 bedroom 2.2 bath 2,768 sqft Two Family Dwelling home. Spacious, large family rooms, separate laundry rooms. 1 car garage for each side. No rear or side neighbors. (#755393)
298-6000 Rachelle Vaught 520-6581

UNION $120,000
Many uses possible! Flexible 2,562 sqft floor plan. 3 restrooms. Prime business location. Immediate occupancy. (#741054)
540-1234 Sandy S Smith 604-9142

WEST MILTON $425,000
Tavern & grill being operated for over 25 years. Many new updates. Newer Kitchen. 2 large walk-in coolers & freezers. Updated bathrooms. Family style tavern w/great food menu. (#718982)
540-1234 Taco Cleary 286-2022

Lots & Acreage

You can see photos at www.IrongateRealtors.com

Bath Twp

- **2438 National Road** $324,900

Great location w/tons of potential! 2 parcels totaling almost 2 full acres. Currently used as a banquet hall & church. 2,900 sqft + 2,600 sqft lower level. 221' of frontage on National Rd. (#749300)
433-3300 James Haeuptle 271-4029

Beavercreek

- **Forest Glen Court** $50,000

Prime 0.407 Acre level, wooded lot at end of quiet cut-de-sac in Tranquil Haven subdivision! Bring your builder! (#758025)
436-2700 Rick Melton 602-4105

Beavercreek Township

- **2261 Annandale Place** $150,000

Lot holds available! The open floor plan of this builders design provides stunning views of the JACK NICKLAUS Signature golf course. Let us help you customize your dream! (#726567)
433-3300 Jennifer Moore 367-3888

- **304 Signature Drive** $150,000

Overlooking Hole #3, you will fall in love with the gorgeous views of the JACK NICKLAUS Signature golf course. Let us help you customize your dream! Lot holds available! (#725191)
436-2700 Ryan Gillen Team 673-0830

- **2339 Sherwood Court** $148,500

Fall in love with the gorgeous views! 0.5545 acre lot Overlooking the JACK NICKLAUS Signature golf course. Lot holds available! Let us help you customize your dream! (#733649)
433-3300 Jennifer Moore 367-3888

- **Meridian Court** $85,000

Lot holds available! Welcome to Milford Haven; a club home community with strong roots to the JACK NICKLAUS Signature golf course. Let us help you customize your dream! (#725188)
436-2700 Ryan Gillen Team 673-0830

- **Sherbourne Way** $75,000

Deluxe sized patio homes in a private community! These oversized lots have gorgeous views of the surrounding woods & pond. HOA includes common areas and lawn care. Lot holds available! (#725180)
436-2700 Ryan Gillen Team 673-0830

- **Sherbourne Way** $75,000

Let us help you customize your dream home! Deluxe sized patio homes in a private community! These oversized lots have gorgeous views of the surrounding woods and pond. (#725182)
436-2700 Ryan Gillen Team 673-0830

- **Annandale Place** $75,000

Welcome to Milford Haven; a club home community with strong roots to the JACK NICKLAUS Signature golf course. Let us help you customize your dream! Lot holds available! (#725185)
436-2700 Ryan Gillen Team 673-0830

- **Lot 14 Governors Club Drive** $22,750

Lot for sale, along with additional lot to the right. Combine both for a larger home with a walkout lower level. (#728365)
433-3300 Lauren Meador 260-0388

Carlisle

- **53 Dayton Oxford Road** $21,900

0.553acres with utilities at street. (#751831)
748-0000 Russ Wiessinger 885-2854

Centerville

- **9 Sprinters Crossing** $99,000

Gorgeous Brand New Development. Offers premium tree lined lot with walk out basements 3 ponds on site. Build your dream home. Bring your own builder. (#623697)
748-0000 Austin Castro 806-1065

Cincinnati

- **State Route 222** $219,900

21 plus acres with over 2600 feet of road frontage, currently zoned agriculture. Located at busy intersection of US Rt 50 and St Rt 222 in Stonelick Twp. (#720538)
436-2700 Brent Branham 272-8693

Clayton

- **State Route 40** $45,000

5 acres of undeveloped land! 305 feet of frontage on State Route 40 (National Road). Well and septic @ property. Currently zoned agricultural. Motivated sellers! Agent owned. (#751256)
436-2700 Russ Luke 545-3733

Clearcreek Twp

- **8043 Country Brook Court** $119,900

Beautiful 1.9 acre wooded lot with a small creek. Part of the grounds are meadow and part wooded. (#743982)
298-6000 Patrick Coleman 477-3746

Corwin Vlg

- **Sun Ridge Way** $32,900

Mostly flat .2475 acres lot. Water, sewer, gas hookups at the street. (#754168)
748-0000 Danato Andriacco 286-8761

- **Bellow Court** $32,900

.2043 acre lot. Water, sewer, gas hookups at the street. (#754177)
748-0000 Danato Andriacco 286-8761

- **Rising Sun Court** $32,900

.2759 acre lot for a walkout basement home only at the end of a cul-de-sac. Water, Sewer, Gas hookups at the street. (#754199)
748-0000 Danato Andriacco 286-8761

- **Bellow Court** $32,900

.2565 acres and is mostly rectangular and could possibly be a walk out basement. Water, Sewer, Gas hookups at the street. (#754207)
748-0000 Danato Andriacco 286-8761

- **Bellow Court** $32,900

.6145 acre lot in Furnas Forge for a walkout basement only. Lot is at the end of a cul-de-sac. Water, Sewer, Gas hookups. (#754208)
748-0000 Danato Andriacco 286-8761

- **Rising Sun Court** $32,900

.247 acre lot in Furnas Forge for a walkout basement only. Water, Sewer, Gas hookups at the street. (#754223)
748-0000 Danato Andriacco 286-8761

Dayton

- **Webster Street** $150,000

6.9 Acres close to I-75. Frontage on Webster Street. (#758270)
436-2700 Mike Palmer 432-3442

- **2436 Arbor Glen Court** $84,900

Beautiful .84 Acre wooded corner lot address in Meeker Creek, winding creek through backyard. (#759343)
540-1234 Holly Wasinski 470-4300

- **Munger Road** $75,000

3.017 acres. Wooded lot, City water, natural gas, sewer & utilities at street. (#750358)
748-0000 Ben Bolton 620-5509

- **2019 Lariat Court** $65,000

Saddle Creek subdivision offering single family lot on cut-de-sac. Builder must be approved by developer. (#737016)
748-0000 Austin Castro 806-1065

- **2026 Lariat Court** $65,000

Saddle Creek subdivision offering single family lot on cut-de-sac. Builder must be approved by developer. (#737017)
748-0000 Austin Castro 806-1065

- **2020 Lariat Court** $65,000

Saddle Creek subdivision offering single family lot on cut-de-sac. Builder must be approved by developer. (#737022)
748-0000 Austin Castro 806-1065

- **642 Troy Street** $49,900

Vacant lot located on the corner of Warner & Troy Street in the center of town. 2 parcels for commercial use. (#759783)
540-1234 Holly Wasinski 470-4300

- **Great Miami River** $24,900

17.21 acres on the Great Miami River. Additional lots that face the island $3000 per lot. (#725983)
298-6000 Tony Haught 620-9894

- **12 Briarcliff Road** $12,500

Beautiful wooded residential lot on quiet street in Prime Location. (#753919)
436-2700 Steve Brown 438-2233

Eaton

- **2968 Eaton Gettysburg Road** $425,000

Hard to find acreage! 69.37 acres with many areas to build your new home. Approx 38 tillable acres (currently in crops & Farmhouse is rented). Large barn. Many uses! (#730928)
436-2700 Mike Palmer 432-3442

Harveysburg

- **10306 Amherst Drive** $40,000

This lot is beaming with potential. It's developed and ready to build with public water and sewer. (#758922)
426-0800 Xanni Linebaugh 768-3821

- **10310 Amherst Drive** $40,000

This lot is beaming with potential. It's developed and ready to build with public water and sewer. (#758924)
433-3300 Jennifer Moore 367-3888

- **5485 Wellesley Trail** $40,000

This lot is beaming with potential. It's developed and ready to build with public water and sewer. (#758934)
433-3300 Jennifer Moore 367-3888

- **5489 Wellesley Trail** $40,000

This lot is beaming with potential. It's developed and ready to build with public water and sewer. (#758935)
426-0800 Xanni Linebaugh 768-3821

- **5493 Wellesley Trail** $40,000

This lot is beaming with potential. It's developed and ready to build with public water and sewer. (#758936)
433-3300 Jennifer Moore 367-3888

- **5497 Wellesley Trail** $40,000

This lot is beaming with potential. It's developed and ready to build with public water and sewer. (#758941)
426-0800 Xanni Linebaugh 768-3821

- **10305 Amherst Drive** $30,000

This Single Family lot is beaming w/potential. It's developed & ready to build with public water & sewer. (#758927)
426-0800 Xanni Linebaugh 768-3821

- **10311 Amherst Drive** $30,000

This Single Family lot is beaming w/potential. It's developed & ready to build with public water & sewer. (#758931)
433-3300 Jennifer Moore 367-3888

- **5473 Wellesley Trail** $30,000

This Single Family lot is beaming w/potential. It's developed & ready to build with public water & sewer. (#758932)
426-0800 Xanni Linebaugh 768-3821

Hillsboro

- **4115 Sharpsville Road** $32,000

Beautiful 5 acre lot just waiting for you to build your dream home!! (#750727)
426-0800 Xanni Linebaugh 768-3821

Huber Heights

- **4955 Kitridge Road** $199,900

Total of 4.75 Acres plus 1 home currently rented month to month. Three parcels w/all utilities at the street, gas, water, sewer, curbs & sidewalks. (#758109)
436-2700 Mike Palmer 432-3442

Lebanon

- **Old Route 122** $22,900

1.127 beautiful park-like acres ready to build on. Flat front with tree lined/wooded rear and side. Great privacy. Walk out basement is a potential. Utilities at the street. (#747967)
748-0000 Gwendolyn Nalls 974-1510

Lewisburg

- **Pyrmont Road** $35,000

Dream of the possibilities! This 2.558 wooded acre lot has been surveyed and marked, complete w/quaint running creek & a view of a pond when you build in the back corner! (#759067)
540-1234 Karen McDorman 572-7202

Miamisburg

- **7975 Twilight Drive** $54,900

Build your dream home on this beautiful wooded lot! Pie shaped 0.583 lot with creek and woods. Utilities at street. Cul-de-sac location. Rolling land with serene setting! (#744283)
436-2700 Tonja Addison 432-3382

- **Panjab Court** $39,900

Excellent cul-de-sac building lot with some trees. Bring your own builder! Builder and house plans must meet developers approval. No HOA but there are covenants and restrictions. (#743517)
436-2700 Rick Melton 602-4105

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Lots & Acreage

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- **Panjab Court** $39,900

Excellent cul-de-sac building lot with some trees. Bring your own builder! Builder and house plans must meet developers approval. No HOA but there are covenants and restrictions. (#743518)
436-2700 Rick Melton 602-4105

- **Panjab Court** $39,900

Excellent cul-de-sac building lot with some trees. Bring your own builder! Builder and house plans must meet developers approval. No HOA but there are covenants and restrictions. (#743519)
436-2700 Rick Melton 602-4105

- **1229 Orchard Hill Drive** $25,000

Great piece of land, partially cleared has water, sewer & electric at the street. Ready for someone to build on! Wonderful potential & hard to find land! (#759261)
436-2700 Aaron Chenault 581-3378

Morrow

- **Middleboro Road** $69,000

8 acre country homesite! Home requires minimum of 1800 sf living area. Water at Road. Excellent opportunity! (#749797)
748-0000 Eric Florence 974-8842

New Carlisle

- **88 Enon Road** $22,900

1.1 wooded acres. 88 Enon Road (#723560)
436-2700 Darlene Breen 609-1100

Trotwood

- **Stonehedge Street** $12,000

Nice .2932 Acre Building Lot for a Single Family Home located in Glenbury Park. This is priced to sell! (#758181)
540-1234 Cynthia Comer 776-6958

Urbana

- **Zerkle Road** $4,900

Approximately 1 acre with creek and some wood land. Lot size is 173x243. Last lot in development! (#724575)
298-6000 Bill Duffy 838-9336

Washington Township

- **982 Olde Sterling Way** $89,900

Prime building lot in beautiful Sterling Cove. Backs up to small lake. Corner lot location offers lots of possible home designs. (#742901) **433-3300 Dale Berry 477-6871**

- **Lot 40 Grassy Creek Way** $59,900

0.44 Acre Single Family Lot located in Washington Township in Hidden Creek subdivision. The surrounding lots already have homes on them. (#759267)
433-3300 Dale Berry 477-6871

- **Lot 62 Stonemeade Way** $59,900

0.4 Acre Single Family Lot located in Washington Township in Hidden Creek subdivision. The surrounding lots already have homes on them. (#759272)
433-3300 Dale Berry 477-6871

Waynesville

- **7936 Carter Drive** $103,900

Very nice 2.39 acre open building lot in Hidden Trails. Some trees, possible daylight basement. Lot #12 (#755501)
298-6000 Stephen Davis 241-9454

West Milton

- **SR 48** $159,000

Very nice 5.13 acre corner lot. Zoned B-3. Retail Store. Can subdivide. (#710087)
540-1234 Taco Cleary 286-2022

- **S Iddings Road** $125,000

Fabulous opportunity to build your dream home on 10.019 acres overlooking the lazy Stillwater River. 600' of riverfront access. Trees, rolling hills & farm land. Currently zoned for agricultural. (#728253)
436-2700 Rick Melton 602-4105

Yellow Springs Vlg

- **110 E Yellow Springs Fairfield Road** $529,900

Awesome 21 acre farm just outside of town. Large fruit orchard & pond. 2 large solar powered concrete buildings. Many fenced areas. Green houses & water collection. Numerous areas to build a house. (#722564)
436-2700 Brent Branham 272-8693

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Union - $87,900
110 Lynnfield
Check out this 3 bedroom ranch!! New flooring in living room, hallway & bedrooms. Large eat-in kitchen with new flooring. Master bedroom has walk-in closet. Updated bathroom & large laundry. Updates include all rooms freshly painted, new high efficiency heat pump furnace & central air in 2016. Updated windows in 2015. Crawl space insulated & sealed. Garage has sliding shelves units to provide additional storage area. Fenced in rear yard with storage shed
Fred Kohlrieser 937-361-5710
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Dayton - $65,000
1822-1830 Salem Avenue
Ready for immediate cash flow...this is a great opportunity to own a fully rented double. 3 bedrooms full bath each side. Updates include exterior paint '17, new sump pump '18, both water heaters '18. Hardwood floors throughout. Living room, dining room and eat in kitchen with breakfast area. 3 bedrooms are located on 2nd level plus bonus area which makes a great walk in closet. Both units have central air conditioning. 2 car detached garage.**Deborah Reaman**
937-673-0693
Better Homes & Gardens
Real Estate 890-1600

Dayton - $56,000
1-1/2 Story Tudor
12 Kurtz Avenue,
located off Main Street.
3 bedroom stucco Tudor.
Short sale. Subject to third party approval. Make offer.
Jim McFadden
937-248-1159
Better Homes & Gardens
Real Estate
890-1600 x488

Dayton - $35,000
408 E. Siebenthaler Ave.
Investment opportunity...
Great property for owner occupant or rental property. Well kept 2 bedroom, 1 bath home with full unfinished basement. Living room, dining room. Updates include roof '14, windows '08, kitchen, water heater, paint. Range and refrigerator convey. Vinyl sided.
Deborah Reaman
937-673-0693
Better Homes & Gardens
Real Estate 890-1600

Englewood - $189,900
3006 Clearstream Way
5 bedrooms, 3.5 bath home in Northmont School District. Updates include furnace & A/C, water heater '18, sump pump '17, bathrooms. The master suite has a vaulted ceiling, walk-in closet, updated bathroom. Kitchen is equipped with all appliances. First floor laundry. Fully finished basement with rec room, 5th bedroom, full bath, storage area. QuietCool house fan. Heated 2 car garage. Rear deck w/awning. Polyvinyl privacy fence. Storage shed.
Deborah Reaman
937-673-0693
Better Homes & Gardens
Real Estate 890-1600

Trotwood - $380,000
4799 Salem Ave.
Commercial Building
Spacious commercial building 38,900 sq. ft. and 5.059 acres, huge parking lot. Business Park Zoning, print shop,distribution center, research lab, medical facility. All possibilities must be approved by CITY of TROTWOOD Planning and Zoning.
Jim McFadden 937-248-1159
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890-1600 x488

Brookville - $650,000
Westbrook & Heckathorn - Land
Inquire today about this approximate 128.9 Acres located in Perry Township (Includes 3 parcels #L55027010002 (118.22 acres), #L55027010073 (9.816 acres) & #L55027010082 (.862 acres), near Brookville, Ohio a growing community. This acreage features approximately 90 acres tillable with some wooded acreage. Farmer would have crop rights. Considering a small farm, let's talk about the possibilities. Builders wanting to subdivide let's talk to planning and zoning.
Jim McFadden 937-248-1159
Better Homes & Gardens Real Estate
890-1600 x488

Clayton - $450,000
5726 Swan Drive
Stunning executive home in Spring Lakes. Sits on over2 Acres, overlooks neighborhood pond. 5600+SF of finished space, including walkout basement. 5 bdrms, 3 full baths, 1 half bath, 3 car garage. Main level features beautiful engineered wood floors throughout and consists of an office/study, LR, DR, FR w/gas FP, morning room, laundry and generously sized kit. w/center island & butler pantry. The 27x20 master suite is what dreams are made of! The walk-in closet is nicely designed for clothing + accessory storage. The bathroom is updated w/dual vanities, jetted tub, tiled shower. 3 additional bedrooms along with updated bath are located upstairs. The basement is an amazing space w/rec rm & kitchenette, office/craft rm, workout/media/game rm, 5th bdrm & full bath. Outside highlights include paver patio & deck. One exceptional home!
Deborah Reaman 937-673-0693
Better Homes & Gardens Real Estate 890-1600

West Carrollton - $35,000
5383 Dunmore Drive
What a great 2nd floor condo! Completely remodeled kitchen with new cabinets, counters, appliances, and flooring. Remodeled bathroom. All new flooring throughout unit in 2016. New windows, new patio door, new A/C units. Washer and dryer included. Walk in closet. Interior has been freshly painted. Pool access to residents. Dedicated parking space. This place is truly move in ready!
Deborah Reaman 937-673-0693
Better Homes & Gardens
Real Estate 890-1600

Dayton - $65,000
6270 Forestdale
Spacious 3 bedroom ranch, block and vinyl on just over 1.5 acres, country living near the city, with family room, dining room and eat-in kitchen. Large master bedroom very deep 2-car garage.
Jim McFadden 937-248-1159
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Spacious home with open floor plan. 6,100 sq. ft. of living space. 2 story with full finished basement. 6 bedrooms, 6.5 baths. Fabulous kitchen with graqnite coutnertops plus a seaprate prep-kitchen with farmers sink.
Gary Clark
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KETTERING
892 NEW ENGLAND
$199,900
A brick 4 Bdrm, 2 full bath 2,204 sq. ft. ranch in a mature Kettering Neighborhood, with large lots and trees. Large Living room and family room with access to rear deck. Large Kitchen with all appliances.
Gary Clark
937-414-6977
BH&G Big Hill
937-435-1177

OAKWOOD
303 E. SCHANTZ AVE.
$560,000
Stunning brick cape cod w/tile roof, copper gutters, 3 car garage and wide open basement, private backyard w/ 24x12 patio. Large formal living and dining room. 1st floor study and Florida rec room.
Guy Ruth
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FAIRBORN
PRICE REDUCED
8 MINUTES TO WPAFB
$195,000
Great HGTV project. Huge basement. Open pattern living.
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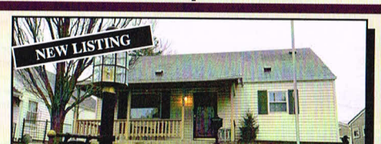
4195 Eagle Down Court– Miamisburg - $309,999
Former Homearama Home in Crains Run. Enjoy New Windows, New Roof, New Gutter Shutter system, Freshly painted, New Front Door, New Dishwasher & Much More! Open 2 story Entry w/detailed wood trim throughout this 2707 SF home. 1st Floor Mstr Suite, His & Hers Closet, Gorgeous BA w/Whirlpool Tub & dbl sinks. Entertain in the Lg, Open Great RM w/oversized windows & sky lights, Gas Fireplace & Built Ins. Eat-in-Kitchen that w/beautiful Corian counters, tiled backsplash, & tile floor. Upstairs a lg loft w built ins, great for reading, office or play area. 2 additional BR's w/full BA. Private Paver Patio w/built in grill area, gorgeous landscaped lawn w/storage shed. Huge Full Basement, plumbed for full BA. Crains Run offers walking paths, basketball courts, playground, swimming pool, fishing ponds & access to the preschool & Jane Chance Elem. Just mins from 75, 675, 48, 73 & Austin Landing.
Heather Zimmaro – 937-620-3170

6113 Old Spanish Trail – Dayton – $349,000
Custom built 3400 SF, 5 BR, Brick Ranch on quiet cul-de-sac in Washington Twp. Spacious entrance w/tile floor leads you into large living room w/fireplace & lots of natural light followed by formal dining room. The kitchen has large island, lots of cabinets & a breakfast room that leads to a covered porch & large covered patio. There is a private bedroom, bath & laundry room. The hall off the entry takes you to the Master suite & three additional bedrooms. There are three full baths in the home. There is also a side entry. 3 car garage.
Bob Wolf – 937-776-6902



1613 John Glenn Road, Dayton, OH 45410 - $85,000
Lovely Belmont Cape Cod within easy reach of UD, WPAB, Downtown and Highways - 1,430 SF include s 3 Bedrooms, 2 Bathrooms, generous LR, Eat-In Kitchen and family room with gorgeous wood-burning fireplace. Ready to move in.
Peter Davies 937-516-7813

1405 Regal Court – Sugarcreek Twp - $469,000
Custom built home by David Dore. Open floor plan w/high ceilings & beautiful palladium windows throughout. From the foyer, beautiful hardwood floors leading to the great rm. Custom fireplace, wall of windows & door leading to massive deck. Off the great rm is a dramatic huge kitchen w/gleaming hardwood floors, high ceilings w/stacked windows. Master BR is on 1st floor & has beautiful fireplace & doors leading to deck. Master BA has Jacuzzi tub, walk-in shower,European style bidet & private water closet walk-in-closet. Office/library has wall of built in bookcases & palladium window Solid construction throughout; solid wood 6 panel interior doors, 3 fireplaces beautiful woodwork. Full finished walkout LL. Exercise room & sauna in the LL. Nearly acre of beautiful wooded lot. Desirable Sugarcreek TWP. No city taxes!
Sharon McCartney – 937-672-9049 & Bob Wolf – 937-776-6902

7662 Center Road, Wilmington, OH 45177 - $218,000
Fabulous Ranch in Caesar Creek State Park on .995 Acre. This superb country home has the best of both worlds. You can take an easy stroll to the lake & enjoy camping, fishing, boating, hunting, swimming, trails for hiking, biking & horses. There is quick access to highways making an easy commute for Cincinnati & Dayton - just 23 minutes from Centerville. 1800 SF on 1st floor includes 3 BR's, 2 BA's, large eat-in kitchen & generous LR w/Cathedral Ceiling. The basement is completely finished providing an additional 1800 SF of beautiful living space including fourth bedroom & full bath. Many new upgrades including a 30-year roof (2016).
Peter Davies - 937 516 7813

7056 Ashwood Court - Springboro - $565,000
Custom built by Gregg Sisson. Lg open entry invites you Into this 5 BR 3.5 BA home. 1st floor features a Lg study w/built in book cases & French doors. Hardwood floors in entry, hallway & kitchen/Breakfast area. Kitchen features Corian counters, stainless appliances, lg pantry & island. Butlers pantry between kitchen & Formal dining rm, perfect for entertaining. 2-story great rm is open & offers lots of natural light & gas fireplace. A 15 X 12 sunroom, mud area & lg utility rm. The walkout basement features a media rm, hobby/game rm a 5th BR w/ full BA & separate reading rm. Would make an awesome in-law suite. Upstairs- 4 spacious BR's w/a great master suite, Pella wood windows, newer carpet throughout, zoned heating & cooling. Outside you have 2 patios, 1 paver, all on a gorgeous 1.2 acre lot.
Craig Gatzulis – 937-478-5287

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9304 PARAGON MILLS LANE
EXCITING, ELEGANT & EXQUISITE! DIORIO model home in premier Estates of Paragon. Beautifully appointed stone & brick home featuring 5,206 SF of living area with 5 bedrooms, 4 ½ baths, full walk-out lower level, & side-entry 3-car garage. Stunning distressed oak floors. Open floor plan that features an impressive stone gas fireplace. Gourmet kitchen with granite counter tops. First floor master. Enjoy the peaceful .8 acre lot.
JACKIE HALDERMAN **937-239-0315 (24-HOUR)**

CLAYTON **$342,000**
5068 W. National Road
HOLD YOUR HORSES! AT THIS RARE 16-ACRES zoned for horses, livestock, farming! City conveniences yet country atmosphere! Includes 2,989 SF Morton Barn (69x41) with concrete floor & 2 heated rooms ideal office, workout room or workshop space throughout the year. Immaculate 2,255 square foot ranch home with 3 bedrooms, 2 ½ baths, & 2 ½ attached car garage. Don't miss this opportunity. Located near Northmont High School!
Jackie Halderman **937-239-0315 (24-Hour)**

TIPP CITY **$305,000**
645 Burr Oak Drive
SPRING INTO ACTION! Located in the HEART OF TIPP CITY this Cottonwood Creek home offers 3,284 SF of living area with 4 bedrooms, 3 ½ baths. Beautiful woodwork & crown molding throughout. Gas fireplace highlights the family room. Lower level features rec room. Inground pool with privacy fence & covered patio tops off the back yard. Morning room off kitchen & breakfast room to enjoy the private lot. Space for everyone!
Jackie Halderman **937-239-0315 (24-Hour)**

TIPP CITY **$303,000**
212 W. Broadway
A HISTORIC MASTERPIECE! Be the proud new owner of this Victorian classic masterpiece! Truly a TIPP CITY GEM. 3-story home with 4-5 bedrooms, 2 full baths. Exceptionally preserved 1904 home. Original woodwork, picture frame floors, stained glass windows are just the tip of what this home offers. Beautifully remodeled kitchen with quartz counters, tile floor, Butler's Pantry & sun-soaked breakfast room. 3rd floor features 'Turret' room & 1880's 1,800 SF Carriage House tops this off. Updated dual heating & cooling systems for comfort. Call Jackie for all of the details.
Jackie Halderman **937-239-0315 (24-Hour)**

TIPP CITY **$280,000**
431 S. Hyatt Street
KICK OFF THE NEW YEAR! With a NEW HOME! Located on scenic South Hyatt this home offers 9/10 of an acre bordered by creek. Features 3-4 bedrooms & 2 ½ baths. First floor owner suite addition with updated tiled bath & walk-in closet. Hardwood floors throughout most of home. Gas fireplace highlights the family room. 4th bedroom or study off kitchen. 4-season room overlooks the scenic lot. Features a 2-car garage attached with a breezeway PLUS a 21x12 workshop (or 4-car tandem garage). Lower level used for storage. Numerous updates. Call Jackie to see this home today!
Jackie Halderman **937-239-0315 (24-Hour)**

TROY **$239,500**
155 Carriage Crossing Way
CUSTOM BUILT BRICK RANCH! Open floor plan, cathedral ceiling & gas fireplace highlighting great room. Kitchen features ss appliances, breakfast bar & breakfast room that is open to dining room & great room. Owner's suite with large walk-in closet, sitting area, double sinks & walk-in shower. Large family room addition w/cathedral ceilings. Outside area w/huge patio, new hot tub (2017), saltwater inground pool, & privacy fence. Efficient geothermal heating/cooling system w/ air filtration system & ultraviolet light.
Jackie Halderman **937-239-0315 (24-Hour)**

TIPP CITY **$237,500**
6825 Curtwood Drive
POPULAR COUNTRY ESTATES! Updated 2022 SF brick ranch with 3 bedrooms, 2 1/2 baths, & 2-car garage. Formal entry opens to a large sunken living room & dining room. Open kitchen with breakfast bar, breakfast room & family room. Family room accented by remote controlled gas fireplace. Kitchen features abundance of cabinets, large breakfast bar, buffet & planning desk. 3 spacious bedrooms plus a bonus room off kitchen which could be 4th bedroom/playroom. Separate laundry room. Enclosed patio overlooks private 8/10 acre lot bordered by creek.
Jackie Halderman **937-239-0315 (24-Hour)**

CLAYTON **$249,500**
7972 Parsley Place
NO FOOLING! All the upgrades included! Close to 2,000 SF of living area with 3 bedrooms & 2 ½ baths. Full, finished basement with rec room & ½ bath. Gorgeous kitchen with granite counters, island & Cherry cabinets. 12 foot ceilings for space & openness throughout. Luxurious owner's suite. Convenient utility room on 1st level. Topped off by numerous upgrades totaling over $20,000 including a fantastic sound system in theatre room worth over $10000. Stone & brick for front exterior appeal.
Jackie Halderman **937-239-0315 (24-Hour)**

ENGLEWOOD **$139,900**
6856 Union Road
A PLEASURE TO SHOW! Move-in condition home built in 2003. 1,700 SF of living area with 3 spacious bedrooms & 2 full baths. Brick & vinyl construction for easy maintenance. Updated flooring and freshly painted in the last couple of years. Large great room offers cathedral ceilings & remote controlled gas fireplace. Kitchen showcases stainless steel appliances, breakfast bar & overlooks the dining area making entertaining a breeze. Large owner's suite has a walk-in closet, whirlpool tub, & separate shower. Family room/study off dining area with access to patio. Escape to your private back patio overlooking your vinyl fenced yard.
Jackie Halderman **937-239-0315 (24-Hour)**

VANDALIA **$200,000**
314 Scott Avenue
OUTSTANDING & UPDATED RANCH! Hang your heart on this 2,434 SF home with 5 bedrooms, 2 full baths, & 2-car garage. Completely remodeled kitchen with maple cabinets, new counters, sink & flooring. All new windows, roof, gutters, downspouts & updated baths. Living room with woodburning fireplace. Addition includes spacious family room & 2 bedrooms. Great for parties & family gatherings. Fenced lot with privacy, pergola, hot tub, firepit & additional outside living space. Truly a pleasure to show. Convenient location near schools, library, & shopping.
Jackie Halderman **937-239-0315 (24-Hour)**

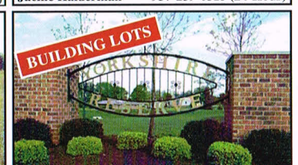
VANDALIA **$179,900**
1178 Brindlestone Drive
FOOTLOOSE & FANCY-FREE! Spacious, carefree living. On quiet cul-de-sac. Rare 2,251 SF of living area in a condo yet room to spread out. 2 bedrooms, 2 full and 2 half baths, plus a finished LL that could be set up as a 3rd bedroom with family room & half bath. Low monthly dues ($103) which includes all exterior lawncare & snow removal. Backs up to beautiful Taylorsville Reserve. Enjoy being one with nature with 3 different decks. Don't miss this opportunity.
Jackie Halderman **937-239-0315 (24-Hour)**

ENGLEWOOD **$139,900**
311 Beechgrove Drive
GREAT VALUE! Features 2,122 SF of living area with 4 bedrooms, 3 full baths, & 2-car garage. All brick for easy maintenance. Formal entry. Updated kitchen cabinets open to family room & breakfast room. Living & dining rooms. Woodburning fireplace highlights family room. All appliances stay with home. Semi-private rear yard features large patio for entertaining. Excellent curb appeal.
Jackie Halderman **937-239-0315 (24-Hour)**

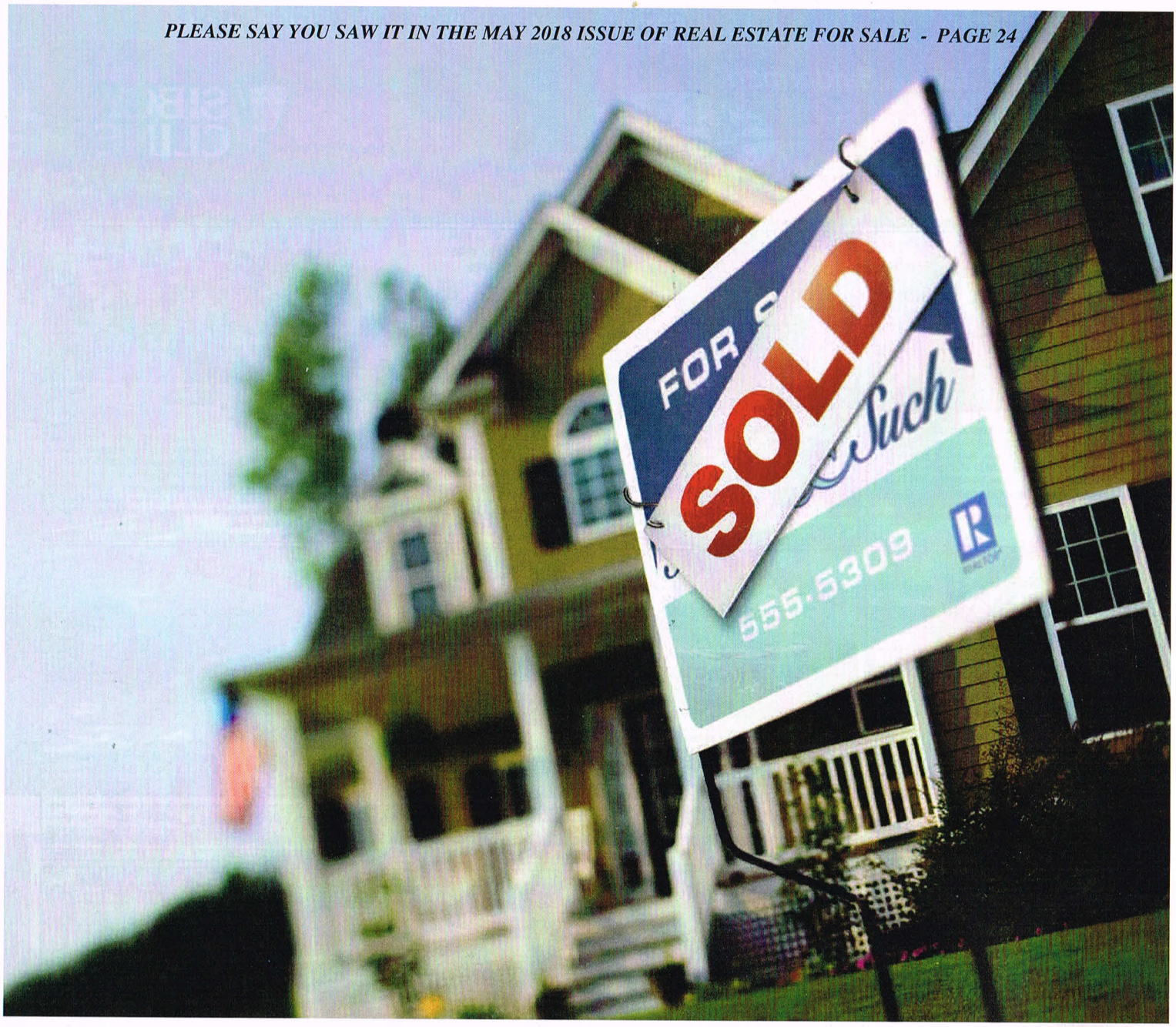
TIPP CITY **$127,500**
12 E. Walnut Street
HANDYMAN SPECIAL! In the HEART of Tipp City in convenient, quaint downtown. 1900 SF of living area with 3 bedrooms, 2 full baths & 1-car detached 'Carriage House.' Bonus – the hardwood floors have been beautifully, professionally refinished throughout most of home. Just bring your decorating and remodeling ideas. Loads of potential. Close to library, dining, shopping & park.
Jackie Halderman **937-239-0315 (24-Hour)**

ENGLEWOOD **$113,500**
210 Silverstone Drive
MOVE IN READY! 3 Bedrooms & 2 full baths. Appealing décor throughout. Newer vinyl clad replacement windows. New roof (30-year shingles) & continuous gutters 2011. Updated wood laminate floors (2014) highlight the living room & hallway. New solid oak cabinets in spacious kitchen & adjacent dining room. All kitchen appliances stay. Patio off kitchen overlooks back yard. 1-Year Hometrust Warranty included for buyers.
Jackie Halderman **937-239-0315 (24-Hour)**

VANDALIA **$86,500**
10416 CASSEL ROAD
3-ACRE WOODED BUILDING LOT! Is your New Year's resolution to build your dream home? You have found your land! City conveniences yet country atmosphere. Electric & water at property. Approved for leach field with city. No lot restrictions. Not part of an HOA. No minimum square footage. BRING YOUR OWN BUILDER! The PERFECT BUILDING LOT. Call Jackie for details!
Jackie Halderman **937-239-0315 (24-Hour)**



BUTLER TOWNSHIP **$47,500**
YORKSHIRE RESERVE LOTS FOR SALE
BUILD YOUR DREAM HOME! Tired of seeing homes that you'll make loads of changes to? Then have everything you want in a brand new home. Choose your builder and make it happen for you and your family. Prime location and popular neighborhood with easy access to I-75, I-70, international airport & WPAFB. Minimum SF of 2000 for 1-level. 13 lots to choose from. Call Jackie and see how easy this can be for you!
Jackie Halderman **937-239-0315 (24-Hour)**



If you've been thinking about selling your home, there are signs that now may be a good time.

In today's real estate market, the combination of low interest rates for home buyers and a shortage of homes for sale adds up to the four bold letters every seller (and buyer) wants to see: S-O-L-D. If you've been considering listing your home for sale, now may be the time. When you're ready, make sure you contact a real estate agent who's a REALTOR®.

Every market's different, call a REALTOR® today.

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